

**4633 53 Avenue
High Prairie, Alberta****MLS # A2205459****\$39,900****Division:** NONE**Lot Size:** 0.24 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** C3**Water:** -**Sewer:** -**Utilities:** -

This 0.25-acre commercial zoned (C3) lot is a rare opportunity on the main road through High Prairie, Alberta. With 86 feet of frontage and 122 feet of depth, this centrally located property is ideal for retail, office, or mixed-use development. Its prime positioning between downtown High Prairie and the new hospital ensures excellent visibility and accessibility, with nearby amenities including Tim Hortons, Amiros Restaurant, and St. Andrews School (right next door). The high-traffic location offers tremendous potential for businesses looking to capitalize on steady foot traffic and a growing community. Don't miss your chance to secure this prime commercial lot—contact us today for more details!