

# \$1,000,000 - 5114 49th Street, High Prairie

MLS® #A2216391

**\$1,000,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, High Prairie, Alberta

This mixed-use commercial and residential property offers a prime investment opportunity with its versatile layout and recent upgrades. The main floor spans 5284 sq ft and houses a diverse mix of tenants, including a dental clinic, promo store, real estate office, and Purolator outlet, providing stable rental income. Additional potential exists to expand rentals or utilize the walk-in cooler for food-related or flower-related businesses. Upstairs, the 5824 sq ft space features five fully furnished apartments, a large common area, and storage rooms, catering to tenants seeking convenience.. The entire building has been thoroughly renovated, with key upgrades including a new roof, HVAC system (natural gas furnace and air conditioning), hot water system, and enhanced security features such as cameras, blinds, and an alarm system. With its blend of reliable tenants, modern infrastructure, and income-generating potential, this property is well-suited for investors looking for a low-maintenance, cash-flowing asset or business owners interested in a live-work setup.

Built in 1955

## Essential Information

MLS® #	A2216391
Price	\$1,000,000
Bathrooms	0.00



Acres	0.00
Year Built	1955
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	5114 49th Street
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

### Additional Information

Date Listed	May 14th, 2025
Days on Market	39
Zoning	Downtown Commercial C1

### Listing Details

Listing Office	Grassroots Realty Group - High Prairie
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