



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



Main Photo

### Property Description

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.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Grassroots Realty Group - High Prairie*



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