

# \$980,000 - 5317 53avenue, High Prairie

MLS® #A2110289

**\$980,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

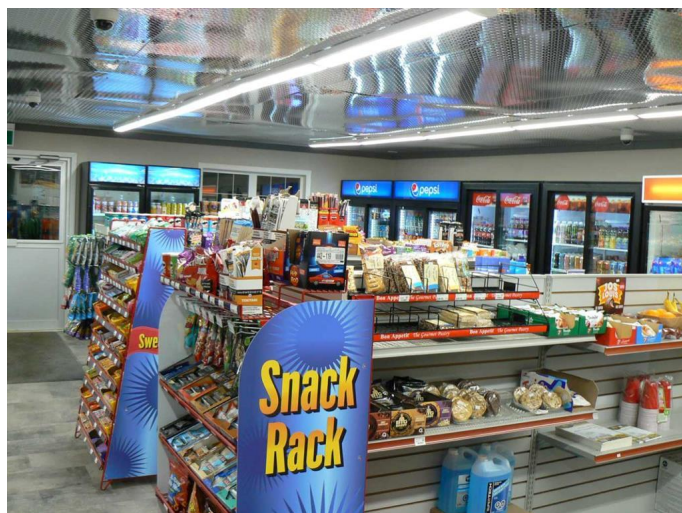
NONE, High Prairie, Alberta

High Prairie's newest, growing and thriving business coupled with shop and 1.03 acres, fully fenced yard with Highway 2 access. Presently the home of Sunstone Energy Services Ltd, this property includes a shop large enough to park a full semi truck and trailer unit in one bay with room to park additional trucks or equipment in the half bay. A boardroom, offices and all that is needed to run a business sit on the second floor of this building and the fully operational convenience store with shower facilities sits at the front of the building on the main level. Exceptional truck access to and from the highway coupled with plenty of parking space make this property even more attractive. With too many features and details to list, this is a truly must see to believe property. This property is a gem and a proven performer waiting for the next entrepreneur enjoy their opportunity for success.

Built in 1981

## Essential Information

MLS® #	A2110289
Price	\$980,000
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Mixed Use



Status                      Active

**Community Information**

Address                    5317 53avenue  
Subdivision              NONE  
City                        High Prairie  
County                    Big Lakes County  
Province                  Alberta  
Postal Code              T0G 1E0

**Additional Information**

Date Listed                February 23rd, 2024  
Days on Market          419  
Zoning                     M1

**Listing Details**

Listing Office            Century 21 Sunnyside Realty

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