

REDUCED PRICE

FOR SALE

3813 51 AVENUE, HIGH PRAIRIE, ALBERTA

HIGH EXPOSURE RETAIL OPPORTUNITY FOR SALE OR LEASE

16,193 SF OF IMPROVEMENT | PRICE: \$2,500,000 (\$154 PSF)



Click to electronically sign

CONFIDENTIALITY AGREEMENT

Marcus & Millichap

OPPORTUNITY

Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity to acquire or lease a recently built freestanding vacant commercial building located at 3813 51 Avenue, High Prairie, Alberta (the "Subject Property"). The Subject Property is well suited for a variety of retail users with convenient access to Highway 2. The in-place zoning supports a wide range of uses including shopping centre, mixed-used buildings, cultural uses, and drive-in restaurants.

SALIENT DETAILS

Address:	3813 51 st Avenue, High Prairie, Alberta
LINC:	003 062 7970 & 003 062 7988
Legal Description:	Plan 0424714 Block 1 Lot 12 & Plan 0424714 Block 1 Lot 13
Year Built:	2016
Zoning:	Highway Commercial District (C-3)
Land Size:	2.62 Acres
Environmental:	Phase I available upon execution of CA.
Rentable Area:	16,193 SF
Parking:	77 Stalls
Site Coverage Ratio:	14%
Property Taxes (2025):	\$34,697.16
Price:	\$2,500,000 (\$154 PSF)
Lease Rate:	Contact Listing Agent

HIGHLIGHTS

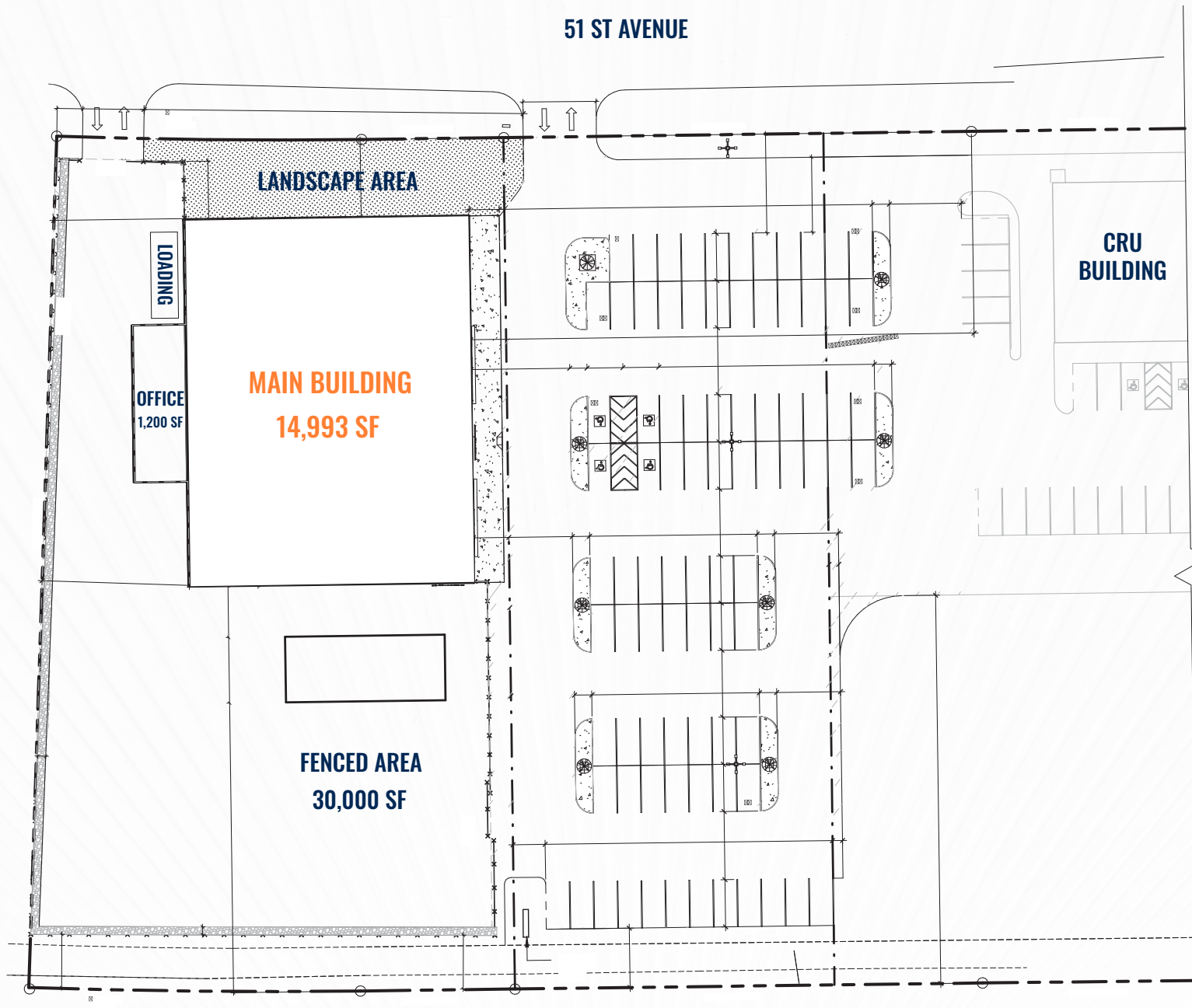
-  **Owner-Occupier / Lease Opportunity:** The Subject Property is vacant, allowing immediate access for restaurant users, day care operators, religious and cultural uses and community and government services to occupy and operate out of the space.
-  **Visibility & On-Site Parking:** Freestanding commercial building comprised of 16,193 SF of leasable area situated on 2.62 acres lot featuring ample surface parking and strong signage visibility from Highway 2.
-  **Flexible C-3 (Highway Commercial District) Zoning:** Situated with visibility to Highway 2, the Subject Property permits for a wide variety of uses including shopping centre, mixed-used buildings, cultural uses, and drive-in restaurants.
-  **Building Age:** The existing improvements are well-kept and recently constructed in 2016.



INTERIOR / EXTERIOR PHOTOS



SITE PLAN



51 ST AVENUE

LANDSCAPE AREA

LOADING

OFFICE
1,200 SF

MAIN BUILDING
14,993 SF

CRU
BUILDING

FENCED AREA
30,000 SF

MARKET OVERVIEW

High Prairie, located in northern Alberta at the intersection of Highway 2 and Highway 749, has a population of 2,549 residents. The town's economy is supported by key industries including agriculture, forestry, oil and gas, and services. Major employers such as the Tolko OSB Mill and West Fraser Mills play a significant role, providing hundreds of jobs and contributing to the region's economic vitality. Known for its natural beauty and outdoor activities, High Prairie is also a popular destination for tourism, with nearby attractions like the Lesser Slave Lake Provincial Park drawing visitors for fishing, boating, and camping.



Population of **2,549**



Average Household Income of **\$87,534**



Main Industries: **Agriculture, Forestry, Oil and Gas and Services**



Northern Lakes College Investment: **\$21M** in the High Prairie Campus (opened August 2022), creating **275 jobs** and generating a **\$212.5M economic impact** in the region



Marcus & Millichap

MarcusMillichap.com

Armaan Sohi

Personal Real Estate Corporation
Director Investments
(604) 675-5216
Armaan.Sohi@MarcusMillichap.com

Curtis Leonhardt

Personal Real Estate Corporation
Managing Director Investments
(604) 638-1999
Cleonhardt@MarcusMillichap.com

Joe Genest

Personal Real Estate Corporation
Managing Director Investments
(604) 638-1999
Jgenest@MarcusMillichap.com

Jack Allpress

Personal Real Estate Corporation
Senior Managing Director Investments
(604) 638-1975
Jack.Allpress@MarcusMillichap.com

Jon Buckley

Personal Real Estate Corporation
Senior Managing Director Investments
(604) 638-1999
Jon.Buckley@MarcusMillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
T (604) 638-2121
F (604) 638-2122



 [Click to electronically sign](#)
CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.