

**MOTIVATED LENDER**

**REDUCED PRICE  
NOW \$1,035,000 \$960,000**

**NAI Commercial**

**MULTI-TENANT COMMERCIAL PROPERTY  
(LAND AND BUILDING)**

**COURT ORDERED SALE**

4944 - 53 AVENUE, HIGH PRAIRIE, AB



**VINCENZO CAPUTO**  
MBA, SIOR, Partner  
780.436.7624  
vcaputo@naiedmonton.com

**NAI COMMERCIAL REAL ESTATE INC.**  
4601 99 Street NW  
Edmonton, AB T6E 4Y1  
780 436 7410 | naiedmonton.com

*The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.*



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE

## OPPORTUNITY

NAI Commercial Real Estate has been retained by the Court of King's Bench of Alberta on an exclusive basis to arrange for the Judicial sale of a unique multi-tenant commercial property (land and building only) prominently located on 4944 - 53 Avenue in High Prairie, AB. The centre can accommodate a complimentary mix of retail tenancies.

**The property provides an excellent opportunity for a portion of the asset to be occupied by a medical, professional or retail owner user.**

### PROPERTY HIGHLIGHTS

-  Rare opportunity for investors and/or professional & retail users to occupy and secure a high profile commercial property in High Prairie
-  Marquee corner site offering exposure to 5,267 ± vehicles per day on 53 Avenue and 44 Street



**10,044 SQ.FT.± MULTI-TENANT COMMERCIAL PROPERTY ON 0.92 ACRES**

**RARE OPPORTUNITY FOR PROFESSIONAL/RETAIL USERS TO SECURE AN INCOME PRODUCING ASSET**

*The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.*

# MULTI-TENANT COMMERCIAL PROPERTY | COURT ORDERED SALE

4944 - 53 AVENUE, HIGH PRAIRIE, AB

## ADDITIONAL INFORMATION

SITE SIZE	0.92 acres or 39,864 sq.ft.±
BUILDING SIZE	10,044 sq.ft.±
SITE COVERAGE	25.20%
LEGAL DESCRIPTION	Lots 3 & 4 Block 10, Plan 6152ET
ZONING	C3- Highway Commercial District
YEAR BUILT	1996
PROPERTY TAXES	\$11,206.73 (2025)
SALE PRICE	<del>\$1,035,000</del> <b>\$960,000</b>

# NAI Commercial



**5,267 VPD**  
53 AVE AND 44 STREET E



**2,696**  
DAYTIME POPULATION



**\$94,831**  
AVG HOUSEHOLD INCOME



**2,399**  
EMPLOYEES



**257**  
BUSINESSES



**\$69M**  
TOTAL CONSUMER SPENDING



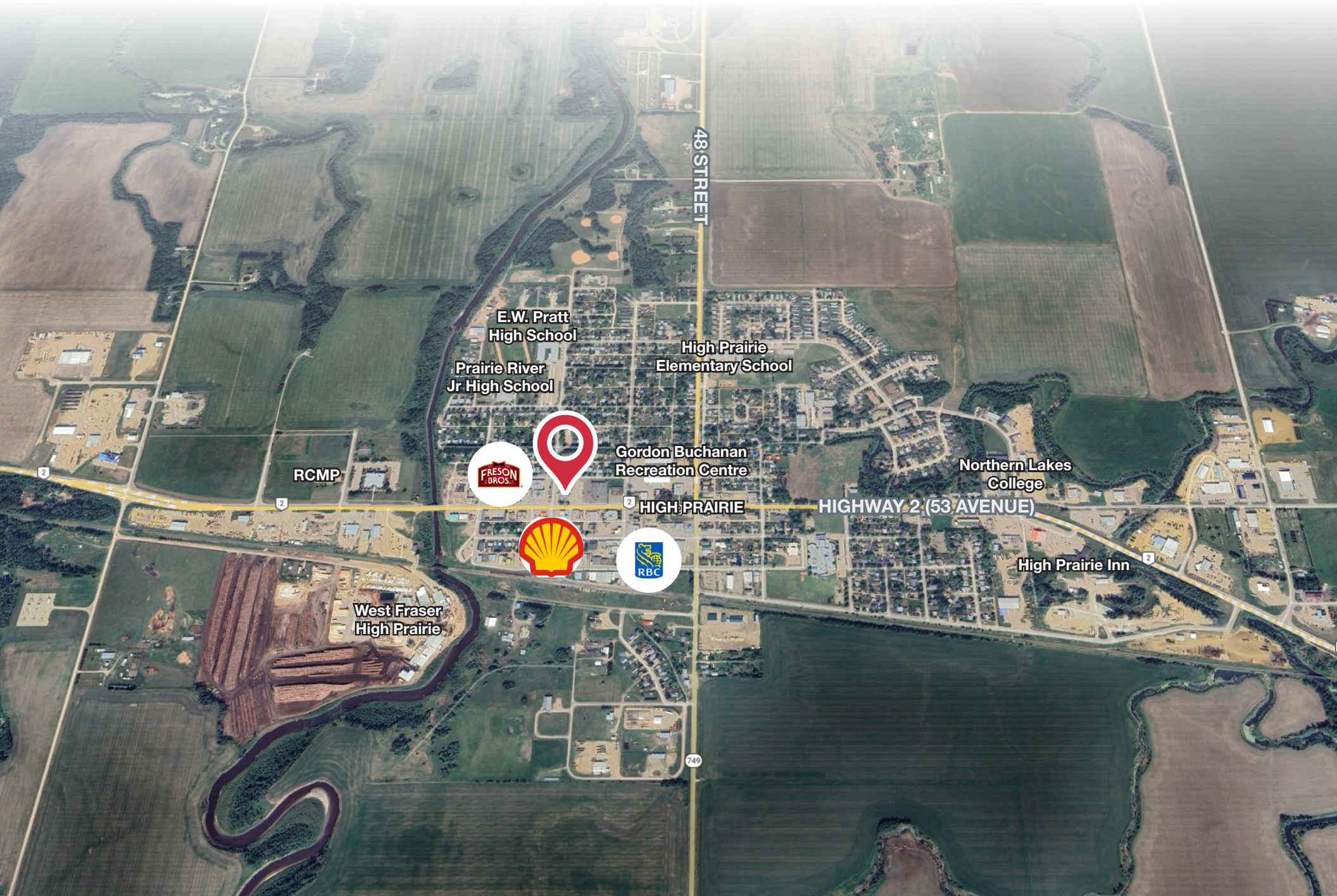
2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

**MULTI-TENANT COMMERCIAL PROPERTY | COURT ORDERED SALE**  
4944 - 53 AVENUE, HIGH PRAIRIE, AB



**MULTI-TENANT COMMERCIAL PROPERTY | COURT ORDERED SALE**

4944 - 53 AVENUE, HIGH PRAIRIE, AB





**NAI Commercial**

**NAI COMMERCIAL REAL ESTATE INC.**

4601 99 Street NW  
Edmonton, AB T6E 4Y1  
780 436 7410 | [naiedmonton.com](http://naiedmonton.com)

**VINCENZO CAPUTO**

MBA, SIOR, Partner  
780.436.7624  
[vcaputo@naiedmonton.com](mailto:vcaputo@naiedmonton.com)