

FOR SALE OR LEASE

3813 51 AVENUE, HIGH PRAIRIE, ALBERTA

HIGH EXPOSURE RETAIL OPPORTUNITY FOR SALE OR LEASE

16,193 SF OF IMPROVEMENT | PRICE: \$2,950,000 (\$182 PSF)



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:	\$2,950,000 (\$182 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.



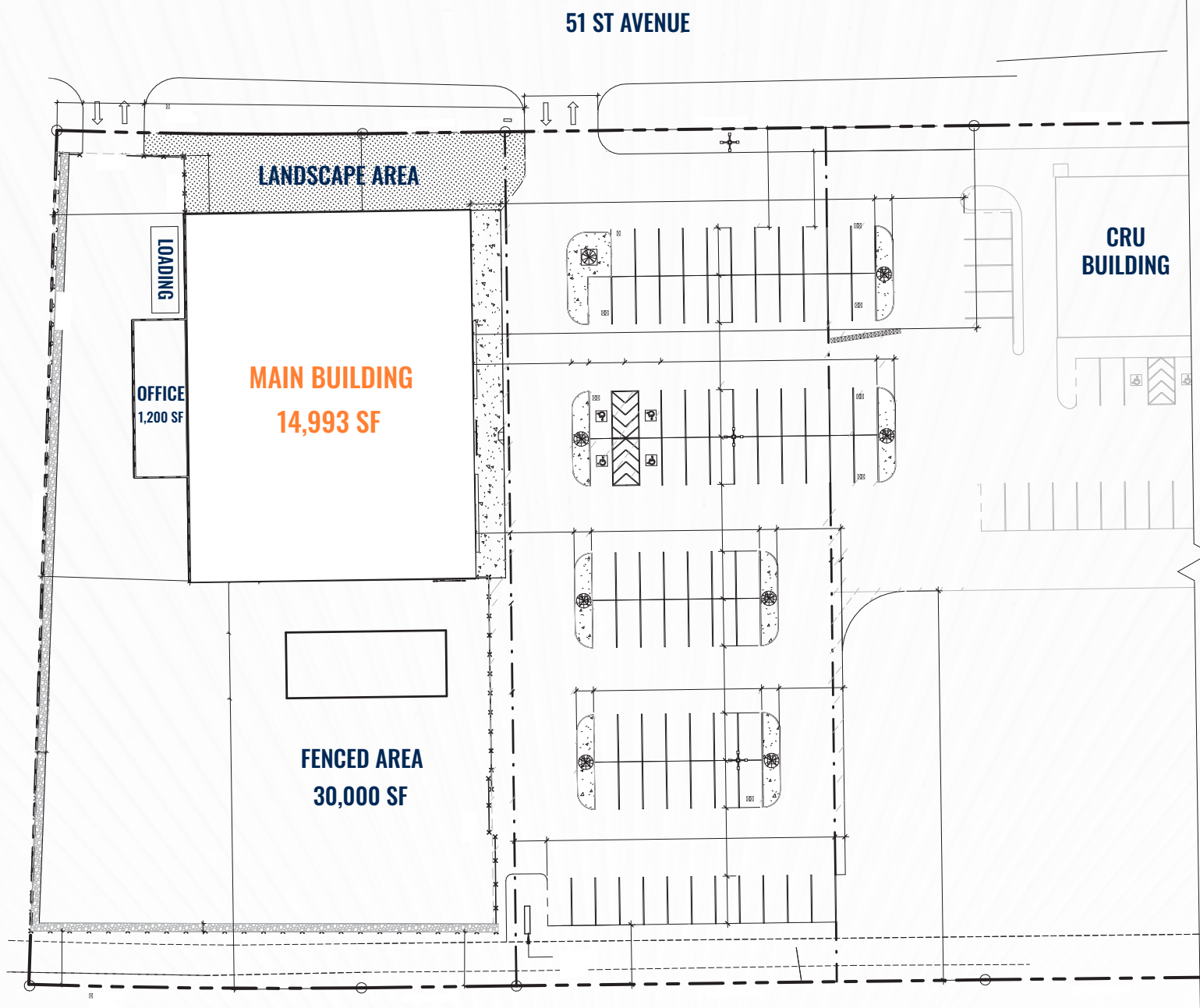
Building Age: The existing improvements are well-kept and recently constructed in 2016.



INTERIOR / EXTERIOR PHOTOS



SITE PLAN



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



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