

# \$899,900 - 1-8, 1504 Railway Avenue, Rural Big Lakes County

MLS® #A2237694

**\$899,900**

0 Bedroom, 0.00 Bathroom, 2,000 sqft  
Multi-Family on 10.63 Acres

NONE, Rural Big Lakes County, Alberta

Investment Opportunity! Prime 10-acre parcel with excellent highway frontage on busy Highway 2 between High Prairie and Slave Lake. This property offers incredible development potential for multi-family housing, a gas station, convenience store, truck stop, or retail plaza—all just 10 minutes from the new hospital in High Prairie. As the regional hub for healthcare, education, government, retail, and transportation, High Prairie is experiencing growing demand for housing and services. Adding to the value, the property includes a fully rented 8-plex generating \$76,800 in annual gross revenue, providing immediate cash flow while you develop the remaining land. Don't miss this chance to bring your vision to life in a high-traffic, high-growth area.

Built in 1970

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2237694     |
| Price          | \$899,900    |
| Bathrooms      | 0.00         |
| Square Footage | 2,000        |
| Acres          | 10.63        |
| Year Built     | 1970         |
| Type           | Multi-Family |
| Sub-Type       | Apartment    |
| Status         | Active       |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1-8, 1504 Railway Avenue |
| Subdivision | NONE                     |
| City        | Rural Big Lakes County   |
| County      | Big Lakes County         |
| Province    | Alberta                  |
| Postal Code | T0G 0W0                  |

## Amenities

|                |    |
|----------------|----|
| Parking Spaces | 10 |
|----------------|----|

## Interior

|              |   |
|--------------|---|
| # of Stories | 1 |
|--------------|---|

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 39             |
| Zoning         | HR             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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