

# \$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
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## Interior

# of Stories	1
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## Additional Information

Date Listed	July 7th, 2025
Days on Market	11
Zoning	HR

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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