

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 421 1ST STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
High River, Alberta



**Listing ID:**  
28561


**MLS ID:**  
A2161240

**\$1,086,750**



 **JOSHUA TORRENCE**  
 (403) 601-5159

 Century 21 Foothills Real Estate  
 403-652-2121

 421 1ST Street SW, High River , Alberta T1V 1M6

**Transaction Type**

For Sale

**Days On Market**

509

**Zoning**

CBD

**Subdivision**

Downtown High River

**Year Built**

1927

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

2245E

**Building Area (Sq. Ft.)**

7245.22

**Building Area (Sq. M.)**

673.10

**Inclusions**

NA

**Restrictions**

Historic Site

**Reports**

Environmental Phase 1, Title

What a fabulous opportunity and property!! Welcome to The Wales Theatre!! This theatre opened in 1927 and was equipped with the latest motion picture equipment and offered comfortable seating for 400 patrons on the main floor and balcony. It was purchased in 2000 by the Kidwai family, who restored it and installed the latest in digital equipment and comfortable seating. The theatre still features its Art Deco charm, and has been an entertainment staple that High River and area has come to love and cherish. The property also houses a commercial space currently leased to the Dominos Pizza and a 2 bedroom residential suite above the dominos. It is nestled in the heart of High River and is surrounded by High Rivers down town charm. The theatre business is included in the sale of this property and would be a perfect opportunity for someone who is already in the business, or looking to learn and start something new.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.