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## 37 2 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
High River, Alberta



**Listing ID:**  
28780

**MLS ID:**  
A2172556

**\$795,000**



 **MICHELLE PLACH**  
 (780) 860-8400

 **Honestdoor Inc.**  
 780-970-3269

 37 2 Avenue SE, High River , Alberta T1V 1G4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 200	<b>Zoning</b> CBD
<b>Subdivision</b> Central High River	<b>Building Type</b> Free-Standing	<b>Year Built</b> 2000
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 2245E	<b>Building Area (Sq. Ft.)</b> 2880.00	<b>Building Area (Sq. M.)</b> 267.56
<b>Lot Size (Sq. Ft.)</b> 6684	<b>Lot Size (Acres)</b> 0.15	<b>Inclusions</b> Call Lister Directly
<b>Restrictions</b> Phone Listing Broker	<b>Reports</b> Call Lister	

Click brochure link for more details\*\* A 100% freehold interest in a 2,880 square feet ("SF") medical/office building located in High River, Alberta. Discover an exceptional opportunity in the heart of High River, Alberta. This prime Property, centrally located with easy access, represents an ideal investment for both owner-users and investors alike. Currently leased to Wild Rose Medical Clinic until June 30, 2025, this modern facility boasts a thoughtful layout designed to meet the highest standards of medical practice. The building features four well-appointed patient rooms, a versatile main floor flex space, and additional area on the second floor. Extensively renovated in 2013, the property showcases contemporary finishes and up-to-date amenities throughout. Rare chance to acquire a turnkey medical facility in a thriving community. Whether you're a healthcare professional seeking your own space or an investor looking to diversify your portfolio, this High River Medical/Office Building offers the perfect blend of current income and future potential.

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