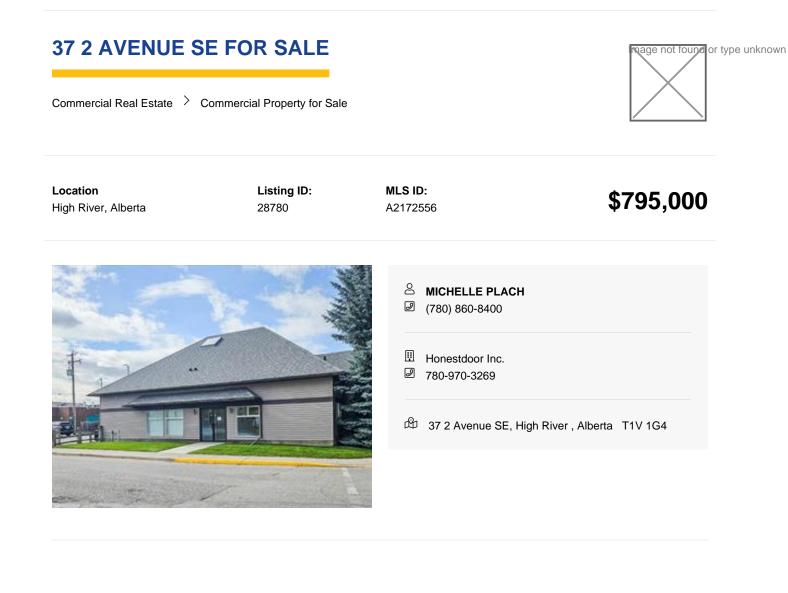


Generated: May 9, 2025, 7:05:33

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

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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