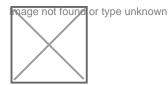


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1515 13 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**High River, Alberta

Listing ID: 29762

MLS ID:

A2201899

\$1,795,000



<sup>△</sup> ROHIT BRAR

**(587)** 578-7259

■ Royal LePage Solutions

**403-252-5900** 

1515 13 Avenue SE, High River , Alberta T1V 2B1

**Transaction Type** 

For Sale

**Days On Market** 

NCD

Subdivision

Industrial Park High River

Year Built

Structure Type

2002

111

Retail

Zoning

**Property Type** 

Commercial

**Property Sub Type** 

Retail

Legal Plan 9612056

Building Area (Sq. Ft.)

5000.00

Building Area (Sq. M.)

464.51

Inclusions

N/A

Restrictions None Known Reports

Other Documents

Amazing Care Free Investment Opportunity in High River! Situated at 1515 13 Ave SE, High River, AB T1V 2B1, this 1.05-acre property is strategically located near Highway 2A and Highway 2 in a high-traffic retail center. Surrounded by strong national franchises and two well-operated hotels, this prime location offers excellent visibility and consistent customer flow. Fully leased to a strong tenant on a long-term lease with built-in rental escalations, this asset boasts a 6.3% cap rate, increasing to 6.9%! Don't miss this chance to secure a high-quality commercial investment.

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