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## 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**



 **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**

111

**Zoning**

NCD

**Subdivision**

Industrial Park High River

**Year Built**

2002

**Structure Type**

Retail

**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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