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## 617 1 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
High River, Alberta



**Listing ID:**  
31157


**MLS ID:**  
A2195384

**\$2,600,000**



 **JIM ROSS**  
 (403) 652-4020

 RE/MAX Southern Realty  
 403-652-4020

 617 1 Street SW, High River , Alberta T1V 1A2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 152
<b>Zoning</b> CBD	<b>Subdivision</b> Downtown High River	<b>Building Type</b> Free-Standing
<b>Year Built</b> 1980	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2245E	<b>Building Area (Sq. Ft.)</b> 10940.00
<b>Building Area (Sq. M.)</b> 1016.35	<b>Lot Size (Sq. Ft.)</b> 8228	<b>Lot Size (Acres)</b> 0.19
<b>Footprint (Sq. Ft.)</b> 5305	<b>Roof</b> Tar/Gravel	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Combination,High Efficiency,Forced Air,Natural Gas	<b>Lot Features</b> Back Lane,Corner Lot,Landscaped,Low Maintenance Landscape,Near Shopping Center
<b>Access to Property</b> Back Alley Access,Direct Access	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Title		

8.54% return on this well built and meticulously maintained building. It has an excellent government tenant and a choice location in High River. The building is two storeys, fully air conditioned, and the roof, HVAC and all aspects of this building are in excellent condition. There is paved onsite parking plus abundant free street parking, and the property is across from a park in a prime downtown High River location.

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