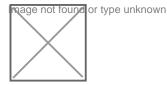


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

2 (403) 652-4020

□ RE/MAX Southern Realty

403-652-4020

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

Transaction Type

For Sale

Zoning CBD

Year Built

1980

Property Sub Type

Mixed Use

Building Area (Sq. M.)

1016.35

Footprint (Sq. Ft.)

5305

Cooling Central Air

Access to Property

Back Alley Access, Direct Access

Reports

Title

Title

Fee Simple

Subdivision

Downtown High River

Structure Type

Low Rise (2-4 stories)

Legal Plan

2245E

Lot Size (Sq. Ft.)

8228

Roof

Tar/Gravel

Heating

Combination, High Efficiency, Forced

Air, Natural Gas

Inclusions

N/A

Days On Market

152

Building Type

Free-Standing

Property Type

Commercial

Building Area (Sq. Ft.)

10940.00

Lot Size (Acres)

0.19

Foundation

Poured Concrete

Lot Features

Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, Near Shopping

Center

Restrictions

None Known

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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