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219 CENTRE STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
High River, Alberta



Listing ID:
33261


MLS ID:
A2275224

\$720,000



 **SUPREET SINGH CHAHAL**
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 Executive Real Estate Services
 403-926-9999

 219 Centre Street SW, High River , Alberta T1V 1M3

Transaction Type

For Sale

Days On Market

63

Zoning

CBD

Subdivision

Central High River

Building Type

See Remarks

Year Built

1984

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Business

Legal Plan

8410991

Building Area (Sq. Ft.)

955.00

Building Area (Sq. M.)

88.72

Lot Size (Sq. Ft.)

7971

Lot Size (Acres)

0.18

Inclusions

ALL THE EQUIPMENT / ASSET
ATTACHED TO BUILDING STAYS
WITH BUILDING.

Restrictions

Call Lister

Reports

Call Lister

Located at the highly visible corner of 3 Avenue SW and Centre Street, High River offers a rare opportunity in the heart of the downtown core on one of the town's busiest and most prominent streets. This corner lot of approximately 8,000 sq. ft. benefits from excellent exposure, strong vehicle and pedestrian traffic, and outstanding accessibility. The property is currently operating as an authentic Filipino restaurant, providing immediate business use or income potential while offering long-term redevelopment value. As High River continues to grow, this site presents an ideal opportunity for entrepreneurs, investors, or developers seeking a strategic downtown location. Zoned CBD (Central Business District), the property allows for mixed-use commercial development, including ground-floor commercial with residential or office uses above, subject to municipal development and building permit approvals. The zoning supports the Town's vision for a vibrant, pedestrian-oriented downtown and provides flexibility for future development. Whether for owner-occupied business use, investment, or future redevelopment, this property delivers prime location, excellent exposure, and strong zoning potential in downtown High River.

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