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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**  
 (647) 923-8713

 Executive Real Estate Services  
 403-926-9999

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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	63	CBD
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
Central High River	See Remarks	1984
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Retail	Commercial	Business
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
8410991	955.00	88.72
<b>Inclusions</b>		
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	ALL THE EQUIPMENT / ASSET ATTACHED TO BUILDING STAYS WITH BUILDING.
7971	0.18	
<b>Restrictions</b>	<b>Reports</b>	
Call Lister	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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