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1515 13 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
High River, Alberta

Listing ID:
33770


MLS ID:
A2201899

\$1,695,000



 **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

322

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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