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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 | Days On Market | Zoning |
| For Sale | 322 | NCD |
| Subdivision | Year Built | Structure Type |
| Industrial Park High River | 2002 | Retail |
| Property Type | Property Sub Type | Legal Plan |
| Commercial | Retail | 9612056 |
| Building Area (Sq. Ft.) | Building Area (Sq. M.) | Inclusions |
| 5000.00 | 464.51 | N/A |
| Restrictions | Reports | |
| None Known | 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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