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219 CENTRE STREET SW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
High River, Alberta



Listing ID:
34656

MLS ID:
A2297746

\$680,000



 **SUPREET SINGH CHAHAL**
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 219 Centre Street SW, High River , Alberta T1V1M3

Transaction Type For Sale	Days On Market 62	Zoning CBD
Subdivision Central High River	Building Type Free-Standing	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 CALL LISTING AGENT FOR CONFIRMATION.
Restrictions See Remarks	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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