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104 3 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
High River, Alberta


Listing ID:
35279


MLS ID:
A2310441

\$1,795,000



 **JOSHUA TORRENCE**
 (403) 601-5159

 Century 21 Foothills Real Estate
 403-652-2121

 104 3 Avenue SE, High River , Alberta T1V 1G3

Transaction Type For Sale	Zoning CBD	Subdivision NONE
Year Built 1980	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 5743J	Building Area (Sq. Ft.) 10357.00
Building Area (Sq. M.) 962.19	Inclusions N/A	Restrictions None Known

Reports

Environmental Phase 1,Leases,Title

Welcome to Heritage Village!! A fully leased multi-tenant retail investment opportunity, located downtown High River! This property offers investors cash flow with significant upside potential. The property features a strong mix of food, retail, beauty, and service-oriented tenants, anchored by a long-term Pizza 73 lease extending through 2036. The building is approximately 10,000sqft, generates stable income and has below market rental rates, that provide for future growth. Allowing investors to further enhance NOI and long-term value. This is an excellent opportunity for dependable income in a growing Southern Alberta/High River market, that has a strong community and limited retail inventory. Investment highlights include - Fully leased retail strip, diversified tenant mix, long-term Pizza 73 anchor lease, stable annual NOI, below-market in-place rents with upside potential, strong exposure in downtown High River, attractive investment for passive income and long-term appreciation. This building is ideal for, hold-and-grow portfolios, passive income buyers or anyone looking to become a commercial real estate investor in the province of Alberta. Confidential lease and financial information available upon request - NDA required. Please do not approach or interrupt the tenants and their day to day operations.

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