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## 133 5TH AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
High River, Alberta



**Listing ID:**  
35427


**MLS ID:**  
A2314903

**\$13.50**



 **JOSHUA TORRENCE**  
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 133 5th Avenue SW, High River , Alberta T1V 1M6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 14	<b>Lease Amount</b> 13.50
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Downtown High River	<b>Year Built</b> 1958
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 1341.83	<b>Building Area (Sq. M.)</b> 124.66	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Great opportunity to lease some prime commercial space in downtown High River. This building is separated into 4 bays with some common area at the back. Lease rate is \$13.50sqft for basic rent and \$3.00sqft for operating costs. All utilities will be the responsibility of the Tenant. Bay #1 - 1,635.72 SQFT is available August 1st, 2026 and Bay #4 - 1,341.83 SQFT is available immediately. Bay #1 is the liquor store in the photos and Bay #4 was the hair salon in the photos. The common area is comprised of 752.53 SQFT will be divided by 3 bays and added to the rental units total square footage. So 250.84 SQFT extra per bay for the common area rental. Bay # 1 Already has the common space included in the bays SQFT.

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