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1515 13 Avenue SE High River, Alberta

Heating:

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

N/A

MLS # A2201899



\$1,695,000

Retail

Industrial Park High River

Division:

Type:

Bus. Type:

Sale/Lease: For Sale

Bldg. Name:

Bus. Name:

Size: 5,000 sq.ft.

Zoning: NCD

Addl. Cost:
Based on Year:
Utilities:
Parking:
Lot Size:
Lot Feat: -

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.