\$1,695,000 - 1515 13 Avenue Se, High River

MLS® #A2201899

\$1,695,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Industrial Park High River, High River, Alberta

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.



Essential Information

MLS® # A2201899 Price \$1,695,000

Bathrooms 0.00
Acres 0.00
Year Built 2002

Type Commercial

Sub-Type Retail Status Active

Community Information

Address 1515 13 Avenue Se

Subdivision Industrial Park High River

City High River







County Foothills County

Province Alberta

Postal Code T1V 2B1

Additional Information

Date Listed March 12th, 2025

Days on Market 237
Zoning NCD

Listing Details

Listing Office Royal LePage Solutions

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