



**414 21 Street SE
High River, Alberta**

MLS # A2279558



\$1,277,000

Division: Highway Industrial Park High River

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: n/a

Bus. Name: -

Size: 4,200 sq.ft.

Zoning: SED

Heating: Forced Air, Radiant

Floors: -

Roof: -

Exterior: Metal Frame

Water: Public

Sewer: -

Inclusions: ATCO Trailer

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.40 Acres

Lot Feat: -

FOR SALE : 1.4 ACRES with a 4200 SQ FT Steel Structure building.... Fully Leased. Property FEATURES 6 - 14 ft Overhead doors allows trucks to drive through ; 3 bays each 60 ft deep ; originally the building was used as a truck and car wash ; ideal site for a potential second building, subdivision of a second lot [subject to town of High River approval];fenced yard ; gravel packed rear yard ,security fenced and good highway access. New Air Exchange system installed in 2025.