



GRASSROOTS
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106 Centre Street SE
High River, Alberta

MLS # A2294868

\$599,900

PRIME DOWNTOWN HIGH RIVER
DEVELOPMENT OPPORTUNITY
RARE CBD COMMERCIAL LAND | INVEST · DEVELOP · HOLD

106 CENTRE STREET SE, HIGH RIVER, AB JUST 35-50 MIN FROM CALGARY

HIGH-VISIBILITY DOWNTOWN LOCATION

APPROX. **1,545 SQ. M.** (16,630 SQ. FT.)

LEGAL DESCRIPTION
Plan 2245E, Block 8, Lots 1-4

TITLED AREA
1,545 Sq. M. | 16,630 Sq. Ft.

ZONING
CBD – Central Business District

OWNERSHIP
Fee Simple Title

STATUS
Serviced Lot | Ready for Development

PERMITTED & DISCRETIONARY USES

PERMITTED USES	DISCRETIONARY USES
✓ Retail & Service Commercial	• Cannabis Store
✓ Restaurant / Café / Pub	• Liquor Store
✓ Professional & Medical Office	• Drive-Through
✓ Mixed-Use (Residential Above)	• Gas Station
✓ Apartment / Multi-Family	• Vehicle Wash
✓ Hotel / Bed & Breakfast	• Short-Term Rental / Vacation Property
✓ Institutional & Government	
✓ Personal Services, Arts & Culture	

PROPERTY HIGHLIGHTS

- PRIME DOWNTOWN LOCATION
- HIGH EXPOSURE & TRAFFIC
- WALKABLE TO AMENITIES & SERVICES
- STRONG INVESTMENT POTENTIAL

RARE CHANCE TO SECURE LAND IN HIGH RIVER'S CORE!

DIRECTIONS FROM CALGARY
Highway 2 South → High River Exit → Follow Centre Street into Downtown

106 Centre Street SE
High River, Alberta

BUYER TO VERIFY USES & DEVELOPMENT REQUIREMENTS WITH TOWN OF HIGH RIVER

Division: Downtown High River

Lot Size: 0.38 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: CBD

Water: -

Sewer: -

Utilities: -

Prime downtown High River development opportunity at 106 Centre Street SE. Located in the Central Business District (CBD), this high-visibility commercial parcel offers exceptional potential for retail, office, restaurant, mixed-use, residential above commercial, and other approved downtown uses. Titled land area of approximately 1,545 sq. m., legally described as Plan 2245E, Block 8, Lots 1-4. A rare chance to secure a strategic site in High River's core with strong future development potential. Permitted uses and development requirements can be checked with the Town of High River.