



GRASSROOTS
REALTY GROUP

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104 3 Avenue SE
High River, Alberta

MLS # A2148546



\$12 per sq.ft.

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,340 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Welcome to Heritage Village!! Prime commercial space, in a well established and well tenanted strip mall. There is one larger bay of around 1560sqft sqft and an additional separate bay of around 780sqft. There are already 5 well established tenants in this mall - Liquor Store, Tanning Salon/beauty Bar, Gourmet Cookie Shop, Vape Store, an Insurance Company and Pizza 73 will be joining the mall this year. There is plenty of parking. Base rent is \$12.00sqft and \$3.50 for operating costs. All utilities are the responsibility of the tenants. Pictures of the smaller space are photos #38 and on.