



**GRASSROOTS**  
REALTY GROUP

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64137 Highway 543 E  
Rural Foothills County, Alberta

MLS # A2191326



**\$14 per sq.ft.**

Division: NONE  
Type: Office  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 8,800 sq.ft.  
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Holding Tank	Lot Feat:	-
Inclusions:	N/A		

8,800 square feet of high quality office space for lease in a convenient and unique western environment at the High River Rodeo Grounds. This second floor space is finished with private offices plus open space. but could be modified for a variety of possible uses. The building was constructed in 2006 and is air conditioned, has an elevator, staff kitchen, a large rooftop deck, and lots of paved parking. It is conveniently located just off Hwy 2 and Hwy 2A, and is close to Okotoks, High River and only 25 minutes South of Calgary. Asking \$14.00/ sq ft including all operating costs and all utilities.