



GRASSROOTS
REALTY GROUP

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617 1 Street SW
High River, Alberta

MLS # A2195384



\$2,600,000

Division: Downtown High River

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,940 sq.ft.

Zoning: CBD

Heating: Combination, High Efficiency, Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Tar/Gravel

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.19 Acre

Sewer: -

Lot Feat: Back Lane, Corner Lot, Landscaped, Low Maintenance L

Inclusions: N/A

8.54% return on this well built and meticulously maintained building. It has an excellent government tenant and a choice location in High River. The building is two storeys, fully air conditioned, and the roof, HVAC and all aspects of this building are in excellent condition. There is paved onsite parking plus abundant free street parking, and the property is across from a park in a prime downtown High River location.