



**GRASSROOTS**  
REALTY GROUP

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**1515 13 Avenue SE  
High River, Alberta**

**MLS # A2201899**



**\$1,695,000**

**Division:** Industrial Park High River

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,000 sq.ft.

**Zoning:** NCD

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Amazing Care Free Investment Opportunity in High River! Situated at 1515 13 Ave SE, High River, AB T1V 2B1, this 1.05-acre property is strategically located near Highway 2A and Highway 2 in a high-traffic retail center. Surrounded by strong national franchises and two well-operated hotels, this prime location offers excellent visibility and consistent customer flow. Fully leased to a strong tenant on a long-term lease with built-in rental escalations, this asset boasts a 6.3% cap rate, increasing to 6.9%! Don't miss this chance to secure a high-quality commercial investment.