

# \$1,795,000 - 1515 13 Avenue Se, High River

MLS® #A2201899

**\$1,795,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Industrial Park High River, High River, Alberta

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.

Built in 2002

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2201899    |
| Price      | \$1,795,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2002        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1515 13 Avenue Se          |
| Subdivision | Industrial Park High River |
| City        | High River                 |



|             |                  |
|-------------|------------------|
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1V 2B1          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 43               |
| Zoning         | NCD              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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