

# \$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%! Donâ€™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	101
Zoning	NCD

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.