

# \$1,625 - 28 12 Avenue Se, High River

MLS® #A2098353

**\$1,625**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.62 Acres

Central High River, High River, Alberta

LOCATED ON 12 AVE SE HIGH RIVER  
ACROSS FROM THE CO-OP SHOPPING  
CENTER / 6 ASSIGNED PARKING STALLS  
& HIGH TRAFFIC VOLUMES / 1300 SQ FT  
OF OFFICE AND/OR RETAIL SPACE WHICH  
CAN BE CUSTOMIZED TO SUIT TENANTS  
NEEDS / BUILDING IS VERY WELL  
MAINTAINED / ASKING \$15.00 PER SQ FT /  
ALL EXPENSES IN OPERATING COST AT  
\$7.50 PER SQ FT/ TOTAL SQ FT TO LEASE  
1300 / All in expense \$2497.50 monthly

Built in 1998

## Essential Information

MLS® #	A2098353
Price	\$1,625
Bathrooms	0.00
Acres	0.62
Year Built	1998
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	28 12 Avenue Se
Subdivision	Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1T2



**Amenities**

Utilities	Cable Internet Access, Electricity Connected
Parking Spaces	20

**Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

**Exterior**

Lot Description	Low Maintenance Landscape, Near Shopping Center, Paved, Yard Lights
Roof	Asphalt/Gravel
Foundation	Poured Concrete

**Additional Information**

Date Listed	December 19th, 2023
Days on Market	486

**Listing Details**

Listing Office	CENTURY 21 FOOTHILLS REAL ESTATE
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