

\$2,600,000 - 617 1 Street Sw, High River

MLS® #A2195384

\$2,600,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.19 Acres

Downtown High River, High River, Alberta

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.

Built in 1980

Essential Information

| | |
|------------|-------------|
| MLS® # | A2195384 |
| Price | \$2,600,000 |
| Bathrooms | 0.00 |
| Acres | 0.19 |
| Year Built | 1980 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 617 1 Street Sw |
| Subdivision | Downtown High River |
| City | High River |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1V 1A2 |



Amenities

Parking Spaces 7

Interior

Heating Combination, High Efficiency, Forced Air, Natural Gas

Cooling Central Air

Exterior

Lot Description Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, Near Shopping Center

Roof Tar/Gravel

Foundation Poured Concrete

Additional Information

Date Listed February 18th, 2025

Days on Market 41

Zoning CBD

Listing Details

Listing Office RE/MAX Southern Realty

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