$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	High Efficiency, Forced Air, Natural Gas, Combination
Cooling	Central Air

Exterior

Lot Description	Back Lane, Landscaped, Near Shopping Center, Corner Lot, Low Maintenance Landscape
Roof	Tar/Gravel
Foundation	Poured Concrete

Additional Information

Date Listed	February 18th, 2025
Days on Market	77
Zoning	CBD

Listing Details

Listing Office	RE/MAX Southern Realty

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