

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

Exterior

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

Additional Information

Date Listed February 18th, 2025
Days on Market 169
Zoning CBD

Listing Details

Listing Office RE/MAX Southern Realty

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.