

\$795,000 - 37 2 Avenue Se, High River

MLS® #A2172556

\$795,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

Central High River, High River, Alberta

Click brochure link for more details** A 100% freehold interest in a 2,880 square feet (âœSFâœ) medical/office building located in High River,

Alberta. Discover an exceptional opportunity in the heart of High River, Alberta. This prime Property, centrally located with easy access, represents an ideal investment for both owner-users and investors alike.

Currently leased to Wild Rose Medical Clinic until June 30, 2025, this modern facility boasts a thoughtful layout

designed to meet the highest standards of medical practice. The building features four well-appointed patient

rooms, a versatile main floor flex space, and additional area on the second floor.

Extensively renovated in 2013, the property showcases contemporary finishes and up-to-date amenities throughout.

Rare chance to acquire a turnkey medical facility in a thriving community. Whether youâ€™re a

healthcare professional seeking your own space or an investor looking to diversify your portfolio, this High River

Medical/Office Building offers the perfect blend of current income and future potential.

Built in 2000

Essential Information



| | |
|------------|------------|
| MLS® # | A2172556 |
| Price | \$795,000 |
| Bathrooms | 0.00 |
| Acres | 0.15 |
| Year Built | 2000 |
| Type | Commercial |
| Sub-Type | Office |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 37 2 Avenue Se |
| Subdivision | Central High River |
| City | High River |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1V 1G4 |

Additional Information

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|----------------|--------------------|
| Date Listed | October 11th, 2024 |
| Days on Market | 190 |
| Zoning | CBD |

Listing Details

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|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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