

# \$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 | 492                 |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | CENTURY 21 FOOTHILLS REAL ESTATE |
|----------------|----------------------------------|

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