



GRASSROOTS
REALTY GROUP

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104 3 Avenue SE
High River, Alberta

MLS # A2310441



\$1,795,000

Division: NONE
Type: Retail
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 10,357 sq.ft.
Zoning: CBD

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -
Inclusions: N/A	

Welcome to Heritage Village!! A fully leased multi-tenant retail investment opportunity, located downtown High River! This property offers investors cash flow with significant upside potential. The property features a strong mix of food, retail, beauty, and service-oriented tenants, anchored by a long-term Pizza 73 lease extending through 2036. The building is approximately 10,000sqft, generates stable income and has below market rental rates, that provide for future growth. Allowing investors to further enhance NOI and long-term value. This is an excellent opportunity for dependable income in a growing Southern Alberta/High River market, that has a strong community and limited retail inventory. Investment highlights include - Fully leased retail strip, diversified tenant mix, long-term Pizza 73 anchor lease, stable annual NOI, below-market in-place rents with upside potential, strong exposure in downtown High River, attractive investment for passive income and long-term appreciation. This building is ideal for, hold-and-grow portfolios, passive income buyers or anyone looking to become a commercial real estate investor in the province of Alberta. Confidential lease and financial information available upon request - NDA required. Please do not approach or interrupt the tenants and their day to day operations.