



GRASSROOTS
REALTY GROUP

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MLS # A2331259

High River, Alberta



\$680,000

Division: High River

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 955 sq.ft.

Zoning: CBD

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.18 Acre

Sewer: -

Lot Feat: -

Inclusions: CALL LISTING AGENT

Located at the highly visible corner of 3 Avenue SW and Centre Street, High River offers a rare opportunity in the heart of the downtown core on one of the town's busiest and most prominent streets. This corner lot of approximately 8,000 sq. ft. benefits from excellent exposure, strong vehicle and pedestrian traffic, and outstanding accessibility. The property is currently operating as an authentic Filipino restaurant, providing immediate business use or income potential while offering long-term redevelopment value. As High River continues to grow, this site presents an ideal opportunity for entrepreneurs, investors, or developers seeking a strategic downtown location. Zoned CBD (Central Business District), the property allows for mixed-use commercial development, including ground-floor commercial with residential or office uses above, subject to municipal development and building permit approvals. The zoning supports the Town's vision for a vibrant, pedestrian-oriented downtown and provides flexibility for future development. Whether for owner-occupied business use, investment, or future redevelopment, this property delivers prime location, excellent exposure, and strong zoning potential in downtown High River.