



GRASSROOTS
REALTY GROUP

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130 3 Avenue SE
High River, Alberta

MLS # A2343487



\$469,000

Division: Central High River

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,521 sq.ft.

Zoning: TND

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.19 Acre

Sewer: -

Lot Feat: -

Inclusions: None

Located near downtown High River, this versatile property offers strong pedestrian and destination traffic, making it an ideal location for a variety of retail, restaurant, or commercial opportunities. Currently set up as a restaurant, the building features a flexible layout with plenty of potential for a new owner to bring their vision to life. The main floor includes a kitchen, prep area, and dining space, while the upper level offers three additional rooms that provide valuable flexibility for offices, storage, additional workspaces, or other business uses. Situated on a large lot, the property also features a garden area, spacious deck, and garage, providing even more possibilities for a variety of business concepts. Whether you're looking to continue the existing restaurant use or transform the space into something entirely new, this property offers an excellent opportunity in a well-positioned High River location. Book your showing today and explore the possibilities this unique property has to offer!