



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1006 / 1008 11 Avenue
High River, Alberta

MLS # A2343935



\$1,600,000

Division: NONE

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,897 sq.ft.

Zoning: TND

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.44 Acre

Sewer: -

Lot Feat: -

Inclusions: None

AMAZING INVESTMENT OPPORTUNITY! This well-designed 4,897 sq. ft. commercial building, as well as, a fully occupied 4 Plex located next to the daycare. The commercial building is home to an established daycare with a long-term tenant and a lease in place for approximately 3 more years. The property is leased on a triple-net basis, providing the owner with an attractive and predictable income stream while minimizing landlord operating expenses. The building is ideally configured for daycare operations and features a welcoming lobby, multiple offices, 2 kitchens, 7 dedicated play areas, 9 two-piece bathrooms, laundry room and 2 large outdoor play areas. The functional layout and extensive improvements make this an excellent facility for the existing tenant and provide strong appeal for future daycare use. The current lease provides a competitive cap rate, making this an excellent opportunity for an investor seeking stable commercial income with an established tenant. This property is being offered for sale in conjunction with the adjacent 4 Plex property. Both properties are separately titled and must be purchased together as a package. Please see additional linc as supplied. 4 Plex, TURN-KEY INVESTMENT OPPORTUNITY IN HIGH RIVER! This solid 4-plex offers an excellent opportunity for investors looking for a fully rented, income-producing property with long-term tenants. Each spacious one-bedroom unit features its own in-suite laundry, additional storage, a 4-piece bathroom, large living area and a spacious, functional kitchen. All four units are currently rented, generating a total monthly rental income of \$4,950.00. A great addition to any investment portfolio with four self-contained units and dependable rental income. Call today to view this great investment opportunity and start building your portfolio!

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Century 21 Foothills Real Estate. Information is believed to be reliable but not guaranteed.