



# 104 3 Avenue High River Alberta

\$12

Welcome to Heritage Village!! Approx. 3900sqft of prime commercial space, in a well established and well tenanted strip mall. This space was previously a well established restaurant space, for the last 30yrs and would be a perfect spot for a restaurant again. Many things are already in place for just that. There is roughly 3200sqft for the restaurant and an additional separate bay of 728sqft that could be used for storage ect... Or the 728sqft can be leased out separately as its own bay for retail or office space. (Please see pictures) There are already 5 well established tenants in this mall - Liquor Store, Tanning Salon/beauty Bar, Gourmet Cookie Shop, Vape Store, and an Insurance Company. There is plenty of parking with 22 stalls. In the restaurant space there is currently 4 - 4 person booths, 1 - 8+ person booth, Tables and bench combos to seat 34 people, 3 - 8 person booths(can service around 82 people), two washrooms, a kitchen pass through, make up unit, dishwasher, bar space, pizza oven, plenty room for walk in coolers, and office space. Base rent is \$12.00sqft and \$3.50 for operating costs. All utilities are the responsibility of the tenants. (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Foothills Real Estate



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