



37 2 Avenue High River Alberta

\$795,000

Click brochure link for more details** A 100% freehold interest in a 2,880 square feet ("SF") medical/office building located in High River, Alberta. Discover an exceptional opportunity in the heart of High River, Alberta. This prime Property, centrally located with easy access, represents an ideal investment for both owner-users and investors alike. Currently leased to Wild Rose Medical Clinic until June 30, 2025, this modern facility boasts a thoughtful layout designed to meet the highest standards of medical practice. The building features four well-appointed patient rooms, a versatile main floor flex space, and additional area on the second floor. Extensively renovated in 2013, the property showcases contemporary finishes and up-to-date amenities throughout. Rare chance to acquire a turnkey medical facility in a thriving community. Whether you're a healthcare professional seeking your own space or an investor looking to diversify your portfolio, this High River Medical/Office Building offers the perfect blend of current income and future potential. (id:6769)

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Originally Listed by:
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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca