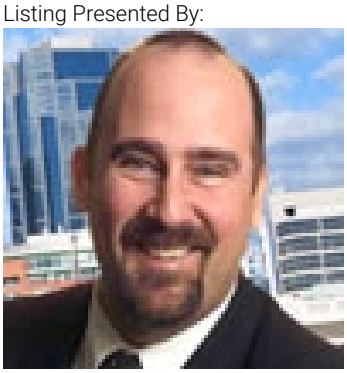


512 Centre Street High River Alberta

$550,000

Centrally located 13,500 sq. ft. commercial property in High River, featuring 100 ft. of frontage and 140 ft. of depth, with rear alley access. Situated along a well-travelled corridor with approximately 11,000 vehicles passing daily, the property offers excellent exposure for business signage and brand visibility.The approximately 1,600 sq. ft. uninsulated Quonset-style building features an 11.5 ft. overhead door and 16 ft. ceilings, providing functional space to create a variety of business uses--or the ultimate personal luxury garage getaway. An approximately 400 sq. ft. insulated modular office is positioned within the showroom area and can be removed if desired, offering added flexibility for the next owner.Ideal for an owner-operator, trades business or investor, with potential for future redevelopment. Located approximately 35 minutes from Calgary's South Health Campus, making a daily commute a realistic option.Seller has began the process with Fortis and ATCO to bring power and gas to the property. Come take a look, explore the possibilities and enjoy the mountain views along the drive! (id:6769)

Listing Presented By:



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