



## 515 1 Street High River Alberta

\$695,000

Downtown High River commercial building with two separate rental units. Built in 1945 but completely refurbished in 2014. Cinder block and brick construction with a flat membrane roof covered with built up tar and gravel. The effective age is estimated at 10 years with a 50 year life expectancy. Street parking and parking lot next door owned by Town of High River for free customer and client. Owner occupied wishing to lease back from buyer for one year in bay #1. Tenant in bay#2 has lease in place. Call for financial details on revenue and expense shows a 7% cap rate. (id:6769)

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca