

FOR SALE

INVESTMENT PROPERTY 5,000 SF ON 1.05 ACRES

PRICE REDUCTION



**1515 - 13 AVENUE SE
High River, AB**

Legal: Plan 9612056 Blk 4 Lot 2

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PROPERTY OVERVIEW

\$1,695,000/CAP RATE 6.6%

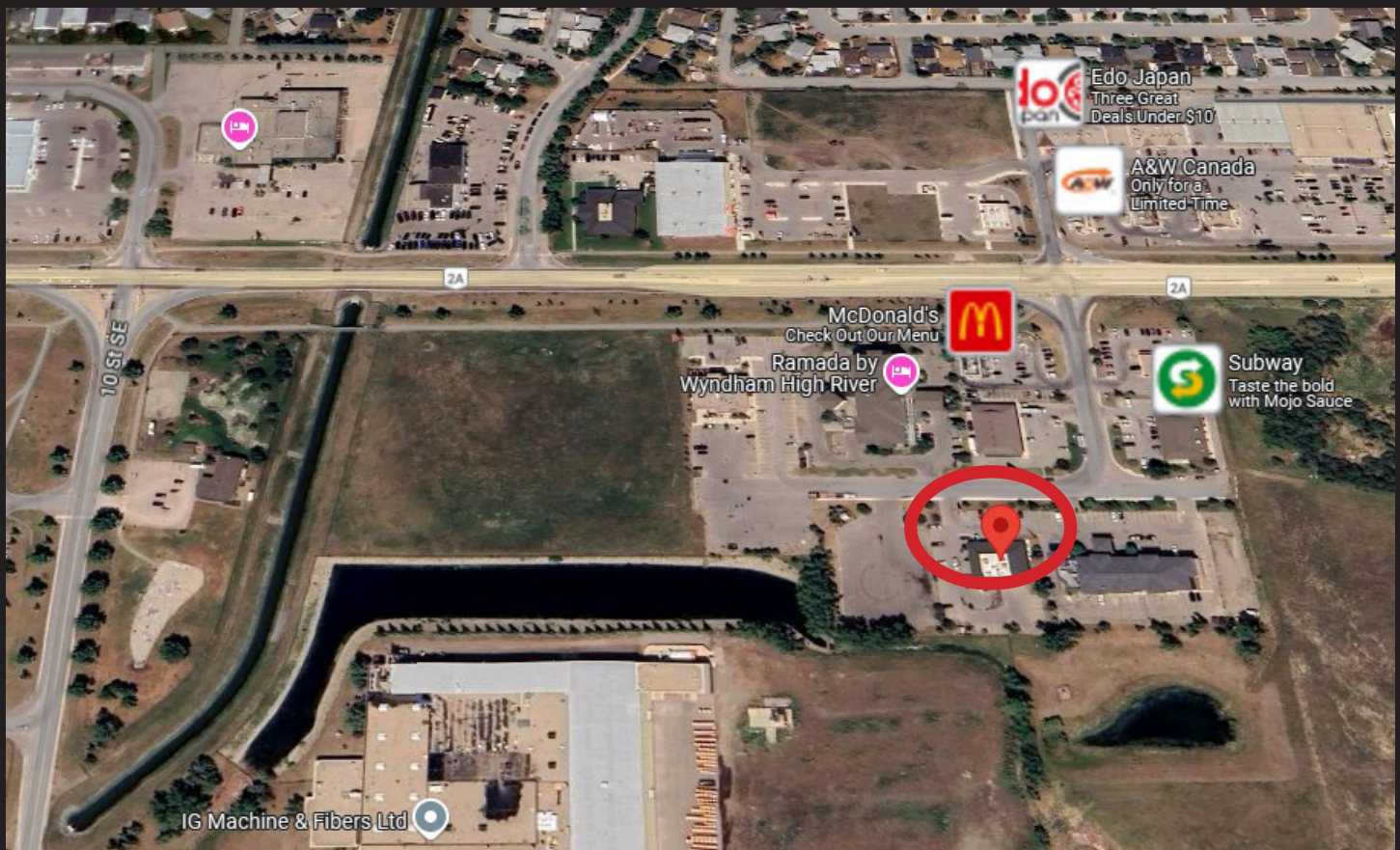
Property Overview

- Amazing care free Investment Opportunity
- Tenant is a trusted, long-standing brand recognized as a Top 100 Franchise in Canada (2025), making it a secure and desirable tenant for any investment property.
- Long Lease with built in rental escalation
- Strategically located near Highway 2A and Highway 2 in a high-traffic retail center
- Prime location offering excellent visibility and consistent customer flow
- Listed at a 6.6% Cap Rate, increasing to a 7.2%
- High River has population of 15,338 (2024) with a 9.20% Increase in the last 5 years
- Average household income of \$103k

PROPERTY PHOTOS



AERIAL MAP



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