



For Sale or Lease

High River Medical / Office Building

37 – 2 Avenue SE, High River, AB

2,880 SF Freestanding Building

 **JLL** SEE A BRIGHTER WAY

The Opportunity

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.

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.

Don't miss this rare chance to purchase or lease 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.

The Property is being offered for sale at an **asking price of \$795,000, or for lease at a rate of \$20.00/sf net.**

Please reach out to the Advisors for further details.

Property Overview

Municipal Address	37 – 2 Avenue SE, High River, Alberta
Legal Description	Plan 2245E, Block 9, Lots 26 and 27 and part of Lot 28
Building Area	Main Floor: 2,240 SF Second Floor: 640 SF Total: 2,880 SF
Site Area	6,674 SF
Zoning	Central Business District (CBD)
Year Built	2000
Market Rent	\$20.00/sf
Operating Cost	TBD
Purchase Price	\$795,000

Investment Highlights

- Prime, central High River location
- Established medical building
- Extensively renovated and recent roof replacement
- Ample surface and street parking
- Ideal investor or medical-user opportunity





For more information, please contact:

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