



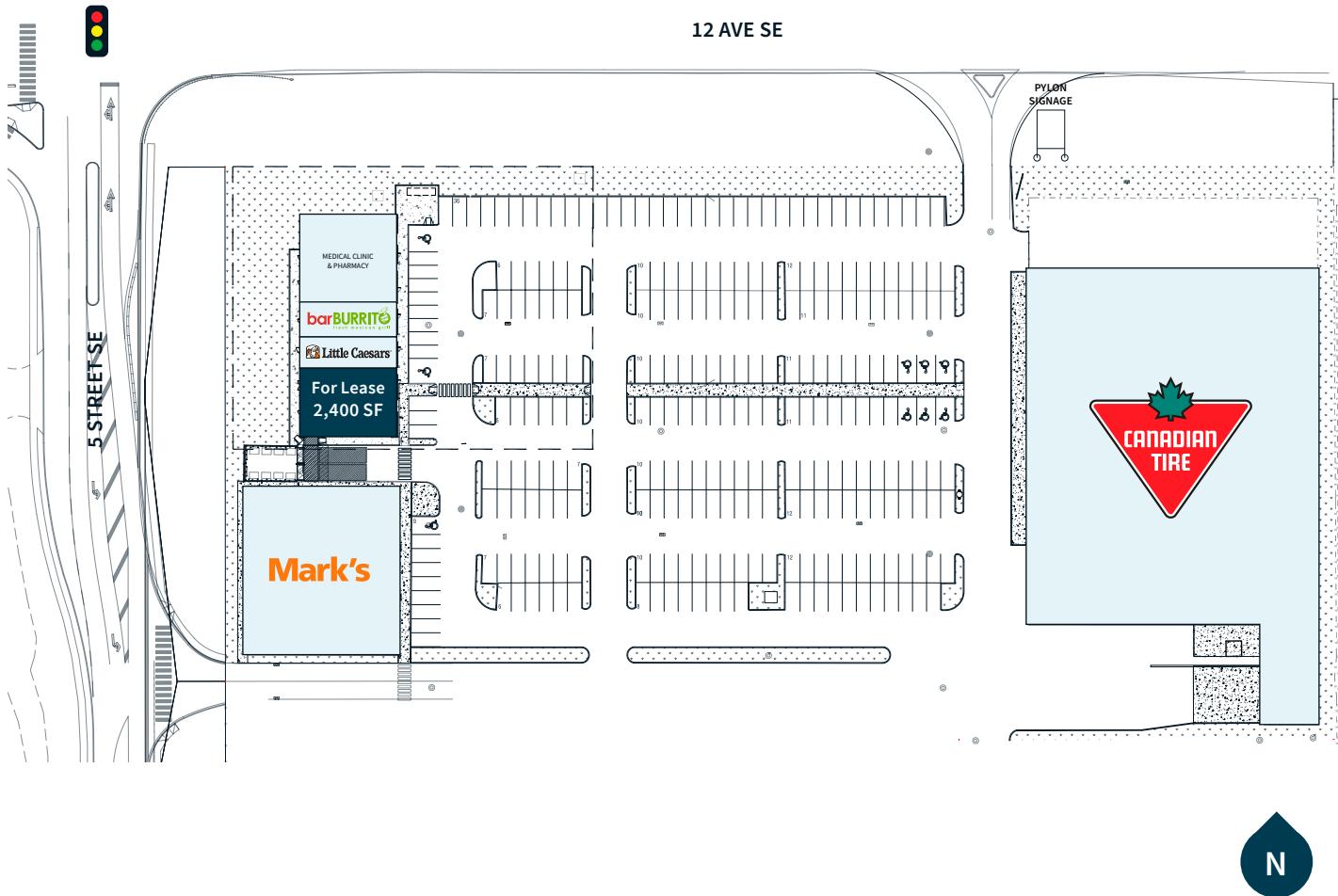
For Lease - 2,400 SF for lease
Bishop's Crossing
1202 5th Street SE, High River, Alberta



- Bishop's Crossing is located on the 12th Avenue retail node in High River, at the entrance to the growing residential community of Montrose
- Anchored by Canadian Tire and Mark's
- Pylon signage available
- Other retailers include Medical/Pharmacy, Little Caesars Pizza, and Bar Burrito.
- Former liquor store premises but can be suitable for a variety of uses

Site Plan

For Lease —
Bishop's Crossing High River



Property Details

Leasable Area	2,400 SF
Lease Rate	Market
CAM	\$5.64 PSF (2026 Est.)
Property Tax	\$2.25 PSF (2026 Est.)
Zoning	Neighbourhood Centre District (NCD)
Available	Immediately

Demographics

(2024 Statistics)

	1km	5km
Population	3,033	16,310
Households	1,224	6,771
Avg. Household Income	\$103,639	\$99,506
Avg. Household Spending	\$103,754	\$104,071
Median Age	41.3	45.4

Bishop's Crossing High River

For Lease —
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Available Unit - Interior shot - Bishop's Crossing is anchored by Canadian Tire

Nearby retailers

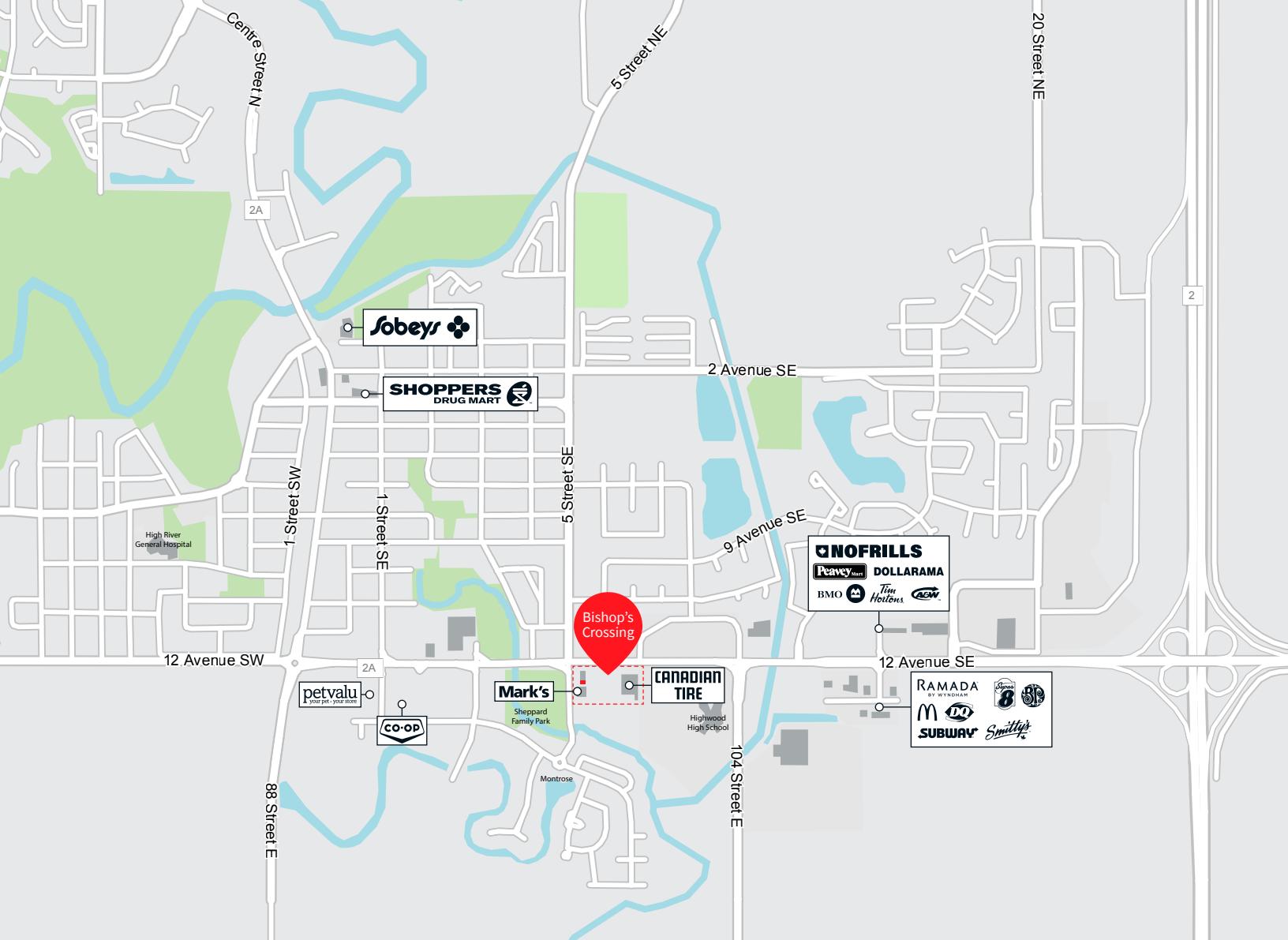
Canadian Tire, Mark's, Bar Burrito, Little Caesars, Medical Centre & Pharmacy, CO-OP, No Frills, PetValu, Mr. Mikes Steakhouse, Hitchin Post Drive-In, Wendy's



Pylon Signage Available on 12th Avenue SE



Available Unit - Interior shot - Bishop's Crossing is anchored by Canadian Tire



Bishop's Crossing

1202 5th Street SE, High River, Alberta



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