

# F O R L E A S E

UNITS 3,4, 127-3 AVE SW HIGH RIVER, ALBERTA  
RETAIL / OFFICE



1,007 & 1,145 SQ FT AVAILABLE

## Highlights...

- ✓ High exposure Main Street retail units available
- ✓ Visible location with signage exposure
- ✓ Central business district zoning
- ✓ Turnkey units offering below market rental rates including all utilities
- ✓ Rear common area access/egress /loading and washrooms

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**Industrial, Retail, Investment Sales & Leasing**

# FOR LEASE

UNITS 3,4, 127-3 AVE SW HIGH RIVER, ALBERTA

ADDRESS:	127 3 Avenue SW High River , Alberta T1V 1A1
ZONING:	CBD Central Business District
YEAR BUILT:	1962
AVAILABLE UNITS:	Unit 3, 1,107 sq ft rentable Unit 4, 1,145 sq ft rentable
DESCRIPTION:	Open storefront retail space with rear common area access/egress/loading and common washrooms
CEILING HEIGHT:	8' clear
ELECTRICAL:	100 amp, TBV
NET RENT:	Unit 3 starting at \$10.00 per sq ft per annum Unit 4 starting at \$6.00 per sq ft per annum
OPERATING COSTS:	(2018) \$4.50 per sq ft per annum including all utilities
MECHANICAL:	HVAC, male and female washrooms
INDUCEMENTS:	In addition to below market rent Landlord is offering 3 months free Net Rent
COMMENTS:	Excellent high exposure retail units available for lease at below market rent , landlord also offering free rent Inducements for new Tenants



NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

F O R   L E A S E



# FOR LEASE

PROPOSED UNIT FLOOR PLAN

