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

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

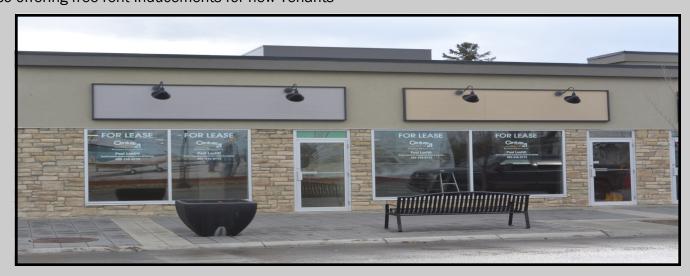
Unit 4 starting at \$6.00 per sq ft per annum

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 This property may be withdrawn from the market at anytime without further notice.





