

# \$2,600,000 - 617 1 Street Sw, High River

MLS® #A2195384

**\$2,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.19 Acres

Downtown High River, High River, Alberta

8.54% return on this well built and meticulously maintained building. It has an excellent government tenant and a choice location in High River. The building is two storeys, fully air conditioned, and the roof, HVAC and all aspects of this building are in excellent condition. There is paved onsite parking plus abundant free street parking, and the property is across from a park in a prime downtown High River location.

Built in 1980

## Essential Information

MLS® #	A2195384
Price	\$2,600,000
Bathrooms	0.00
Acres	0.19
Year Built	1980
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	617 1 Street Sw
Subdivision	Downtown High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1A2



**Amenities**

Parking Spaces      7

**Interior**

Heating                      Combination, High Efficiency, Forced Air, Natural Gas  
Cooling                      Central Air

**Exterior**

Lot Description      Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape,  
Near Shopping Center  
Roof                      Tar/Gravel  
Foundation              Poured Concrete

**Additional Information**

Date Listed              February 18th, 2025  
Days on Market      63  
Zoning                      CBD

**Listing Details**

Listing Office              RE/MAX Southern Realty

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