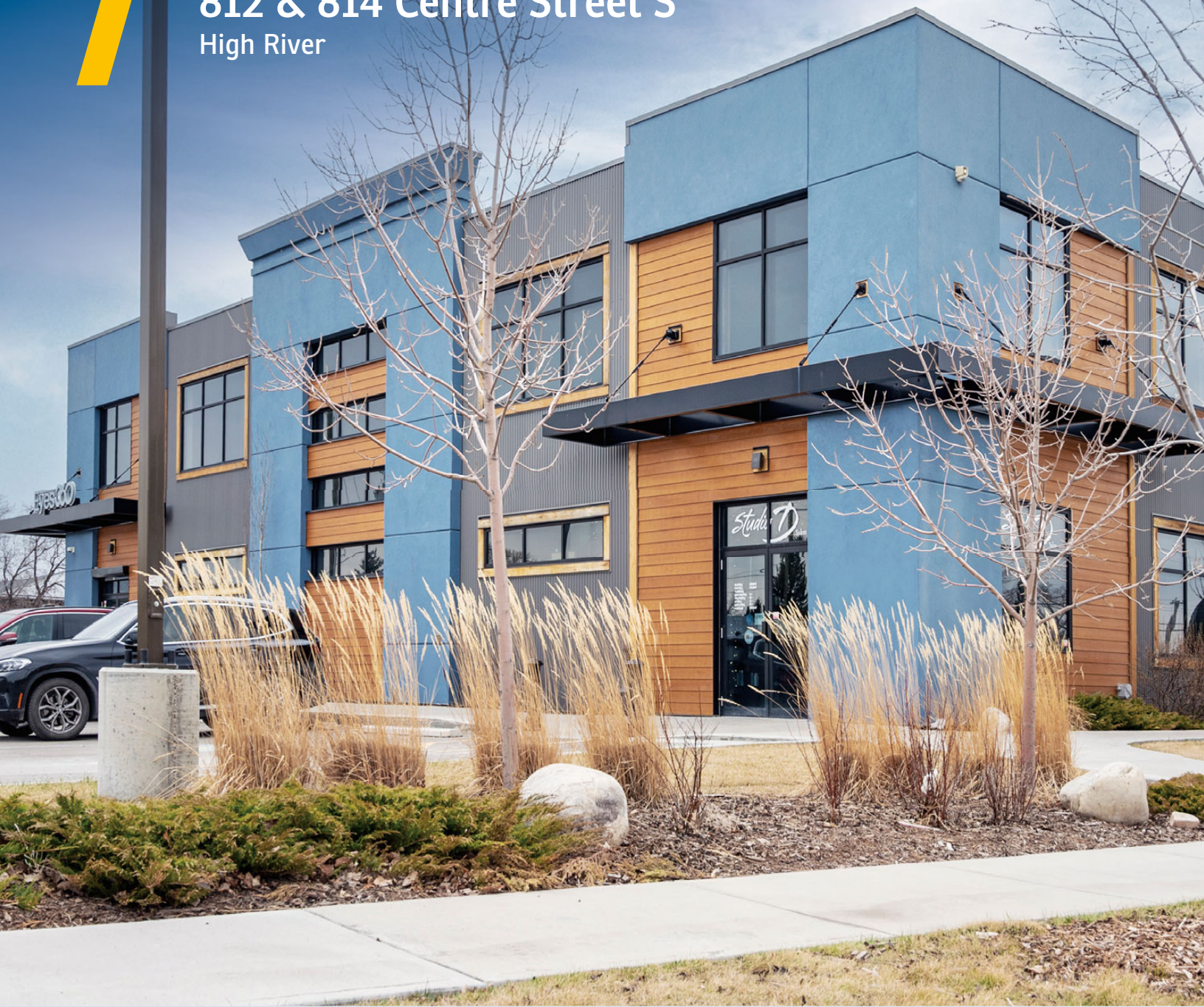


# MIXED-USE BUILDING FOR SALE RETAIL/OFFICE SPACE FOR LEASE

812 & 814 Centre Street S  
High River



**Blair Best**, ASSOCIATE, INVESTMENT SALES

c: 403-669-3969

o: 403-290-0178

[bbest@barclaystreet.com](mailto:bbest@barclaystreet.com)

**Andrew Sherbut**, SENIOR ASSOCIATE, LEASING

c: 403-607-1819

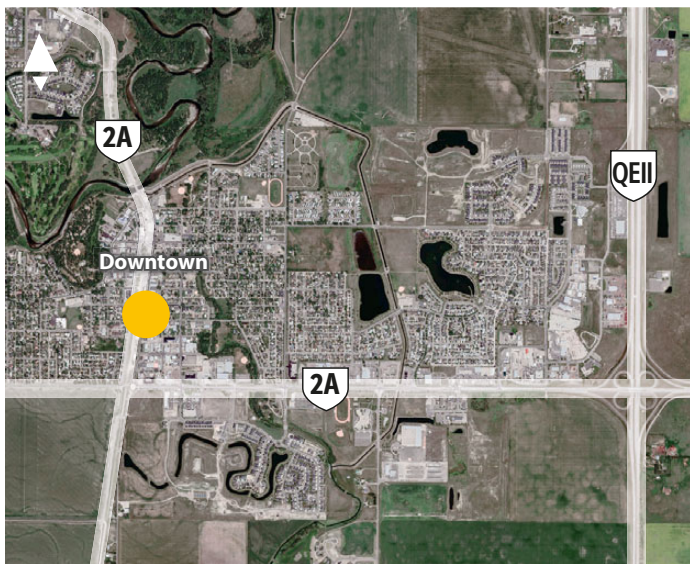
o: 403-290-0178

[asherbut@barclaystreet.com](mailto:asherbut@barclaystreet.com)



LOCAL  
EXPERTISE  
MATTERS

- » Centre Street downtown location.
- » 10,000 sq. ft. parking lot for all tenants.
- » High traffic location across from car wash.



## High River Demographics

### Population

14,888 2021      16,247 2026 ▲9.1%

### Average Household income

\$89,531 2021      \$94,699 2026 ▲5.8%

Median Age      43.6 2021      44.6 2026



**THE TOWN OF HIGH RIVER** is located within the foothills of Alberta, a 45 minute Drive south of Calgary with direct access to Highway QEII and is considered the back door to Kananaskis Country, ideal for outdoor enthusiasts. Outdoor life is strongly

emphasized including 19 kms of paved pathways throughout the town connecting all four corners of the city. Everyday small town charm, character downtown shopping, beautiful scenery and western hospitality.

High River is the center of trade for over 50,000 people in the area. The largest sectors comprising 48% of employment are Retail Trade, Construction, Healthcare and Manufacturing. However, the key growing economic drivers are agriculture and the Oil & Gas industry. High River is also acclaimed in the film industry with a growing list of location credits, known for its authentic western ranching heritage with world-class Rocky Mountain views.

- » New build 2016.
- » High quality construction.
- » 3 tenants
- » Undeveloped second floor can be customized to tenant requirements.

## PROPERTY INFORMATION

MUNICIPAL ADDRESS:  
812 & 814 Centre Street S, High River

LEGAL DESCRIPTION:  
Plan 9813290; Block K; Lots 12 & 13

LAND USE: CBD – Central Business District

BUILDING AREA: 11,975 sq. ft. (rentable)

LAND AREA: 0.6 acres

YEAR BUILT/BUILDER: Built in 2016 by Midwest Design & Construction Ltd.

## SALE INFORMATION

### TENANCY:

- As of May 2022,
- All areas below depict rentable areas

- » Eyes 360 – optometrist  
5,953 sq. ft. (main and second floors)
- » Prevention Dental – dental hygiene clinic  
1,000 sq. ft. (main floor)
- » Studio D – hairdressing studio  
1,225 sq. ft. (main floor)
- » Vacant – 3,774 sq. ft. (second floor)

2021 TAXES: \$23,974.07

ASKING PRICE: \$ 2,950,000 (\$246.35 per sq. ft.)

## LEASE INFORMATION

### AVAILABLE FOR LEASE:

- » 1,300–3,800 sq. ft. on the second floor;
- » 1,225 sq. ft. on the main floor (available on 60-day notice)

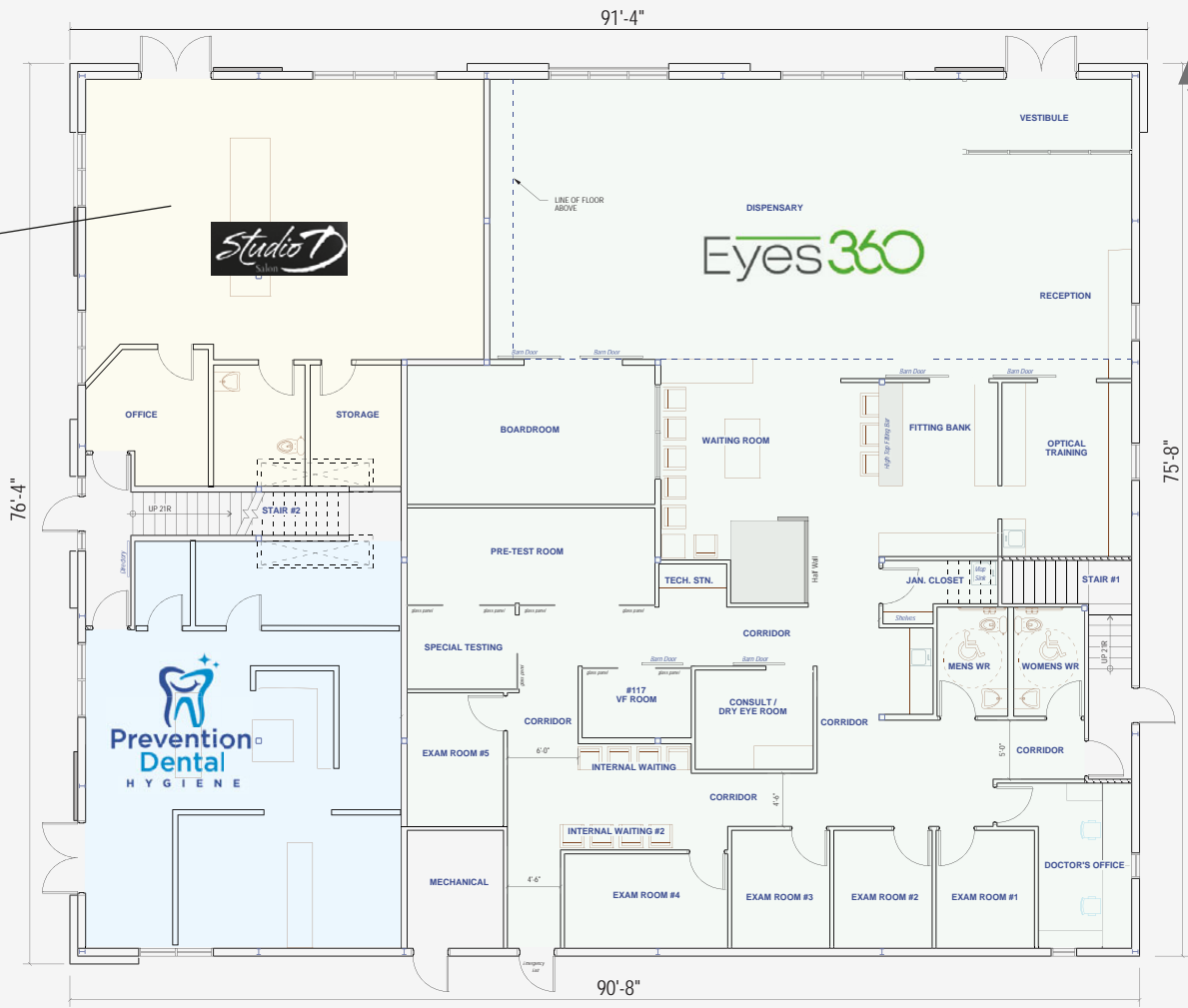
OP. COSTS AND TAXES: \$5.25 per sq. ft. (est.)

NET RENT: Market



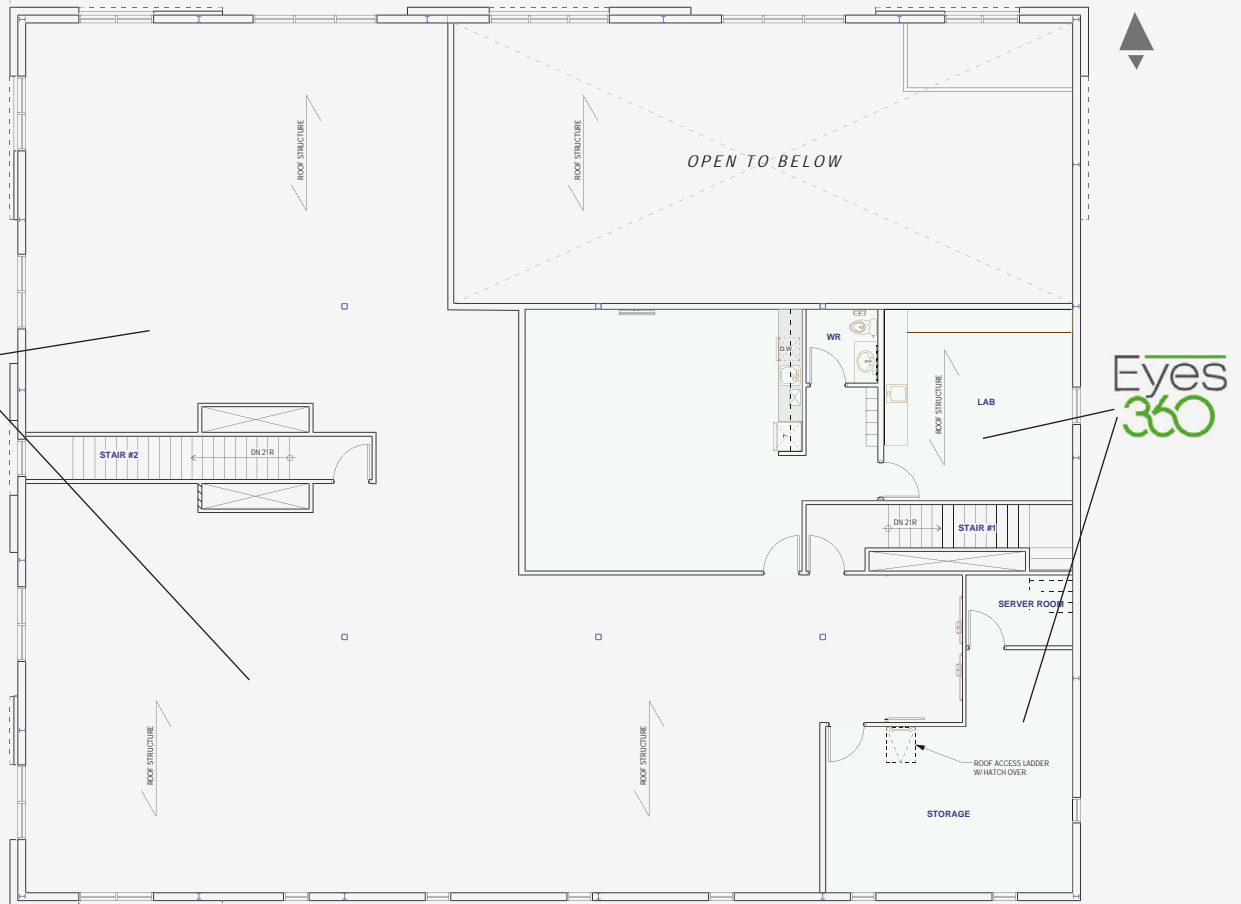
**MAIN FLOOR**

For Lease  
1,225 sq. ft.  
available on  
60-day notice



**SECOND FLOOR**

For Lease  
1,300-3,800 sf  
available  
immediately





Full service Optometry office with locations in High River and Okotoks.

Our philosophy to doing business differently was born out of frustration with industry norms.

We believe that we can be the positive change our industry needs by simplifying pricing and thoroughly curating product lines - selling only what our own team, friends and family trust and use everyday. We strive to find balance in today's marketplace where personalized, in-person service is thought to be complicated, and the ease of online shopping lacks compassion and human interaction. At Eyes 360, we're bringing the best from both of these worlds together under one roof.

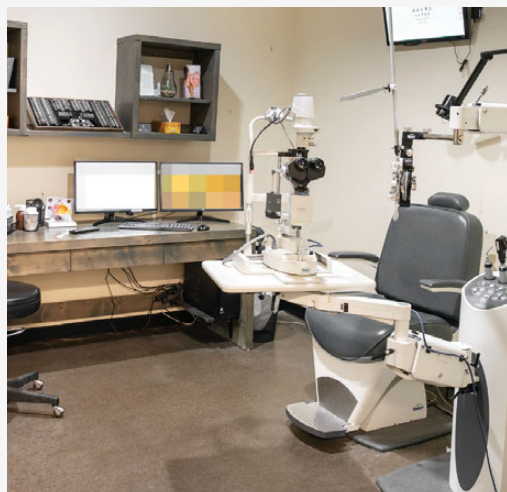
#### OPTOMETRISTS:

Dr. Ranbir Sond, Dr. Damon Umscheid,  
Dr. Monica Bell, Dr. Sunaina Sond,  
Dr. Nikki Umscheid

#### SERVICES:

- Full Eye Health Assessments
- Dry Eye Treatments
- Laser Vision Consultations
- Children Eyecare
- Ocular Disease Specialty

[eyes360.ca](http://eyes360.ca)







## Prevention Dental HYGIENE

*Prevention Dental Hygiene is an independent dental hygiene services clinic providing you the same excellent service as a full service dental clinic. Sara has more than 20 years experience as a Registered Dental Hygienist (RDH) working for dentists in High River and Calgary.*

*Stress-free, relaxing atmosphere, high quality of care, minimal waiting time.*

### DENTAL HYGIENIST:

Sara Farrelly, RDH

### SERVICES:

- Dental Hygiene Exam & Teeth Cleaning,
- Digital X-Rays,
- Teeth Whitening,
- Dental Sealants,
- Atraumatic Restorative Therapy (ART),
- Sports Mouth Guards

[preventiondentalhygiene.com](http://preventiondentalhygiene.com)





VACANT AREA  
(SECOND FLOOR)

1,300–3,800 sq. ft.  
available for lease



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