

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

812 & 814 Centre Street S
High River



Blair Best, ASSOCIATE, INVESTMENT SALES

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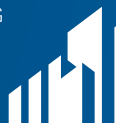
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Andrew Sherbut, SENIOR ASSOCIATE, LEASING

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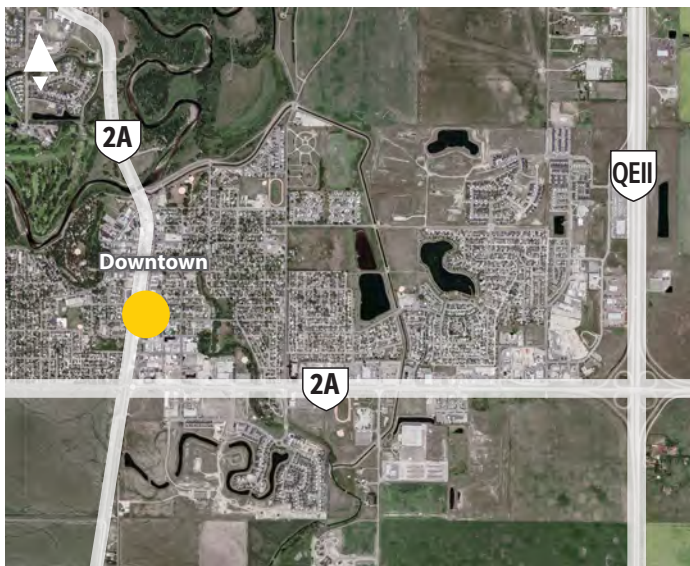


**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

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 ▲9.1%
2026



Average Household income

\$89,531
2021

\$94,699 ▲5.8%
2026



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.)

LEASING INFORMATION

AVAILABLE FOR LEASE:

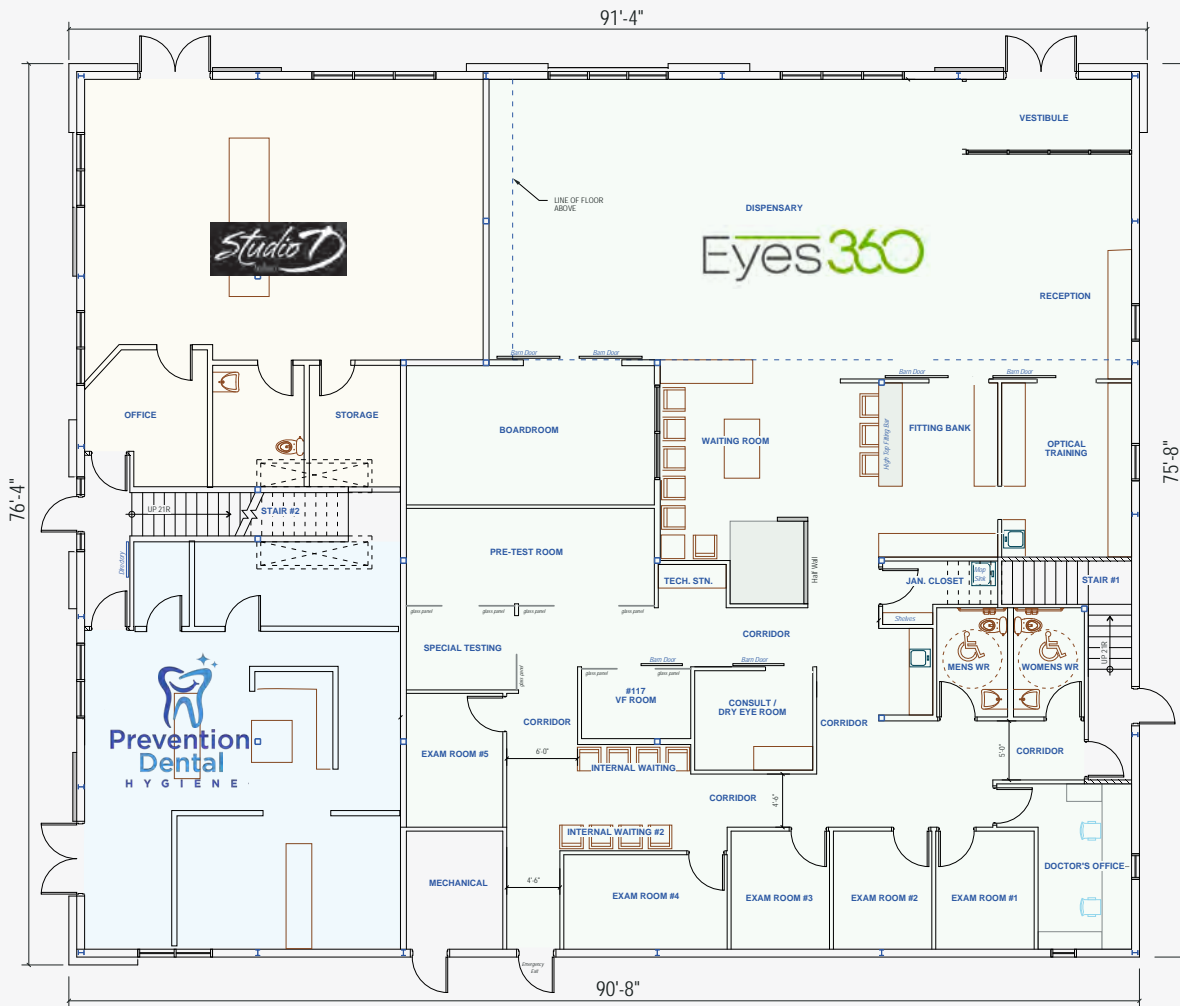
1,300–3,800 sq. ft. on the second floor

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

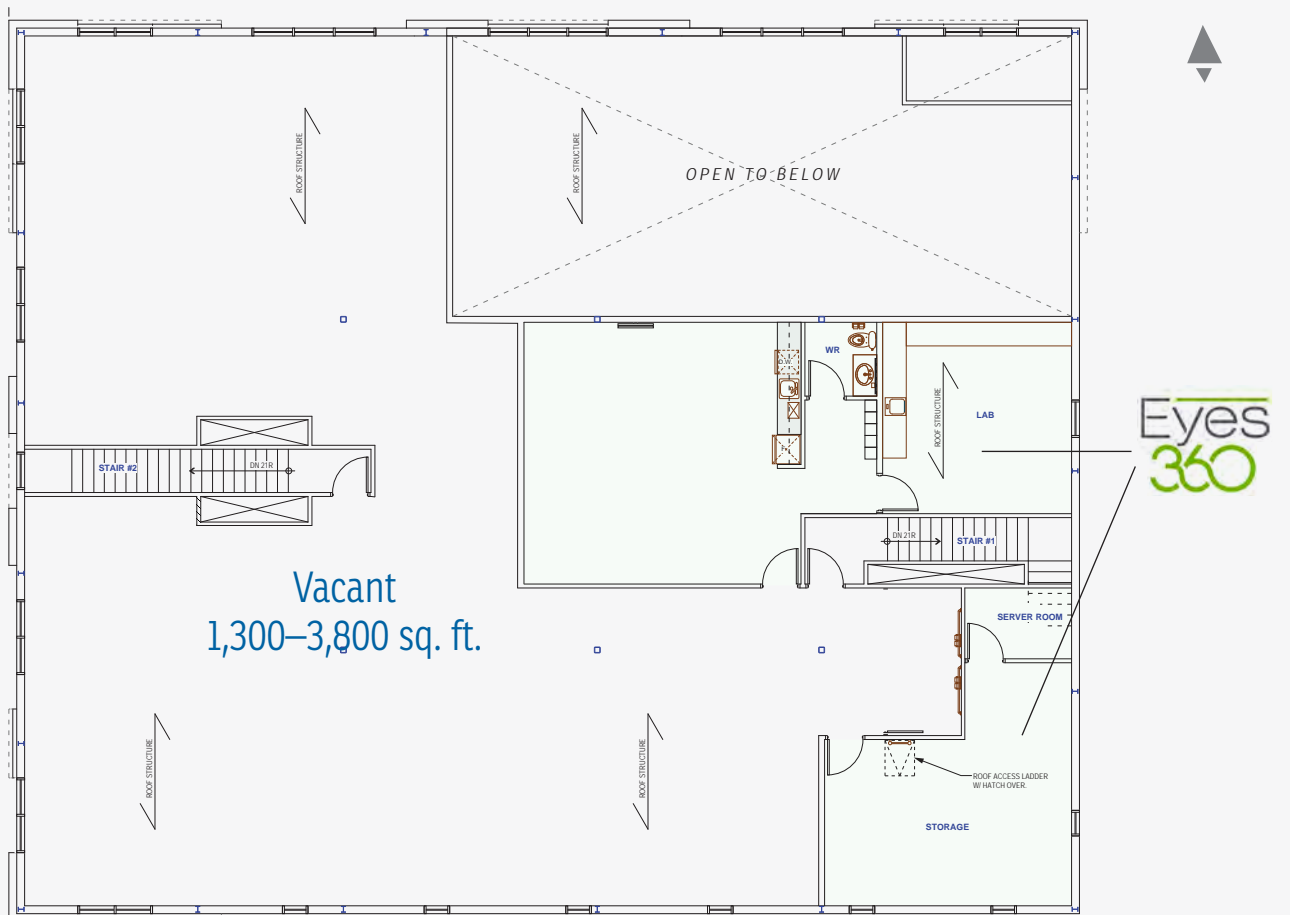
NET RENT: Market



MAIN FLOOR



SECOND FLOOR





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.

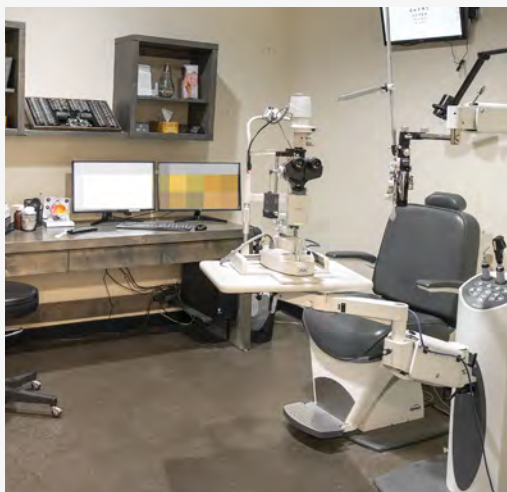
OPTOMETRISTS:

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





Second floor



Second floor



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





VACANT AREA
(SECOND FLOOR)

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



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.