

# 100% Leased Development Opportunity Ready to Construct High River, Alberta

www.sitefinders.ca

creating value based real estate

integrity | forethought | stewardship

## Gas Bar, Convenience Store, Car Wash & Quick Service Restaurant Ready to Develop



Located on busy Highway #2A, the major route to Calgary and the industrial area north of High River, we offer for development a fully zoned site complete with long term lease and full development approvals. This highly visible site is located on what will become a full signalized intersection at the NEW access to West High River.



### Project Summary

**Legal Address**  
Plan 0712119 Block 2 Lot 4

**Municipal Address**  
19 Eagle View Estates,  
High River, Alberta

### Tenant Summary

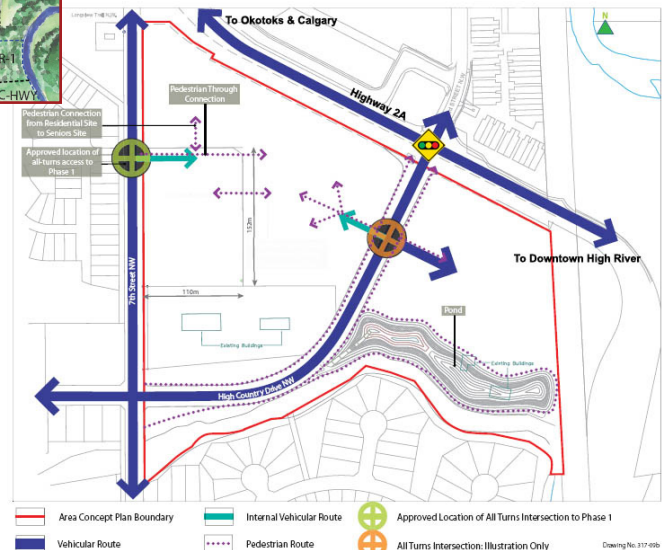
Regional Gas Bar, Car Wash & Convenience Store with Quick Service Restaurant

Size **4,100 sq ft**  
Term **20 Years**  
Options **4 five year options**

Rent to Rent [Average Annual]  
Years 1-10 **\$247,000 per annum**  
Years 11-20 **At market rent not less than previous term.**

### Offering

Approved development permit, signed 20 year lease and site serviced to property line for \$880,000.



Allan Matthews  
Sitefinders Real Estate Services  
allan@sitefinders.ca  
ph.403 802 5289