

Available for Purchase: Convenience Store, Car Wash & Quick Service Restaurant High River, Alberta

www.sitefinders.ca

creating value based real estate

integrity | forethought | stewardship

Seeking a Purchaser for Completed Development with New 20 Year Lease



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

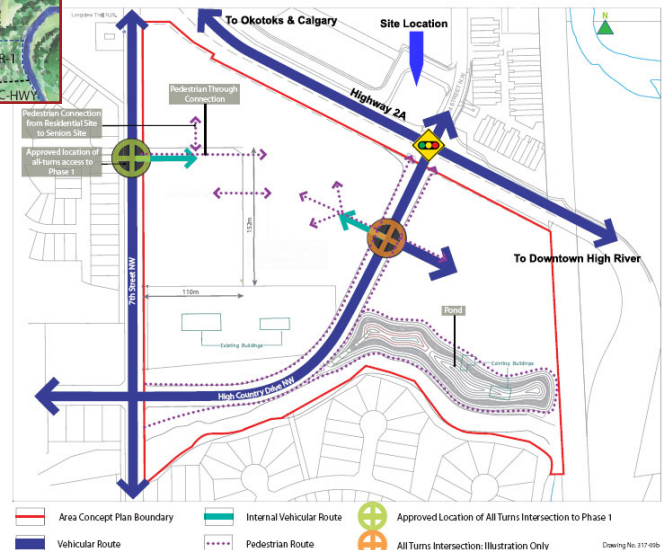
Size **4,100 sq ft**
Term **20 Years**
Options **4 five year options**

Rent to Rent [Average Annual]

Years 1-10 **\$247,000 per annum**
Years 11-20 **At market rent not less than previous term.**

Offering

To be fully completed development for a regional gas bar, convenience store, car wash and quick service restaurant. Unleveraged return estimated to be 24%.
Price \$3,250,000.



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