




INVESTMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<p>1515 – 13 Ave, High River</p>  <p>Mls#a2201899</p>	<p>5,000 sq. ft. On 1.05 acres</p> 	Sale	\$1,695,000	<ul style="list-style-type: none"> <li>• <b>PRICE REDUCTION</b></li> <li>• Amazing Investment Opportunity</li> <li>• Tenant is a trusted, long-standing brand recognized as a Top 100 Franchise in Canada (2025)</li> <li>• Long ease with built in rental escalation</li> <li>• Strategically located near H 2A and H 2 in a high-traffic retail center</li> <li>• Prime location offering excellent visibility and consistent customer flow</li> <li>• Listed at a 6.3% Cap Rate, increasing to a 6.9%</li> </ul>	<p>Rohit Brar</p> <p><a href="#">Brochure</a></p>
<p>4806 – 51 Avenue</p>  <p>Red Deer, AB</p>	<p>8,675 sq. ft.</p>	Sale	\$1,350,000	<ul style="list-style-type: none"> <li>• Turnkey investment in the heart of Red Deer’s vibrant downtown core</li> <li>• Well maintained office building located on Hwy 2A</li> <li>• 100% leased with true NNN leases; tenants cover all operating costs</li> <li>• Largest tenant has been in place for over 20 years</li> <li>• Recent upgrades include 4 new HVAC systems and new LED lighting with electrical work , completed in 2022</li> </ul>	<p>Rohit Brar</p> <p><a href="#">Brochure</a></p>

For further information, please contact:

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