

PROPERTY	SIZE	SALE/LEASE	ASKING PRICE	COMMENTS	CONTACT
<i>Investment/Development Property</i>					
<p>1515 - 13 Ave, High River</p>  <p>MLS#2201899</p>	<p>5,000 sq. ft on 1.05 Acres</p>	<b>SALE</b>	<b>\$1,695,000</b>	<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 lease with built in rental escalation</li> <li>Strategically located near Hwy 2A and Hwy 2 in a high-traffic retail center</li> <li>Prime location offering excellent visibility and consistent customer flow</li> </ul>	<p>Rohit Brar</p> 
<p>4806 - 51 Avenue</p>  <p>Red Deer, AB</p>	<p>8,675 sq. ft.</p>	<b>SALE</b>	<b>\$1,350,000</b>	<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> 

For further information, please contact:

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