

# FOR LEASE

## RETAIL/OFFICE/MEDICAL

High River Centre  
1204C - 16th Street SE  
High River, AB



### LEASE INFORMATION

<b>Available Area:</b>	2,106 sq. ft. (GLA)
<b>Availability:</b>	Immediately
<b>Rate:</b>	\$18.00 per sq. ft. / annum
<b>Additional rent:</b>	\$5.00 per sq. ft. / annum ("2018 Budget")
<b>Term:</b>	5 years with renewal options
<b>Parking:</b>	Ample

### PROPERTY INFORMATION

<b>District:</b>	High River M.D. of Foothills
<b>Zoning:</b>	Commercial



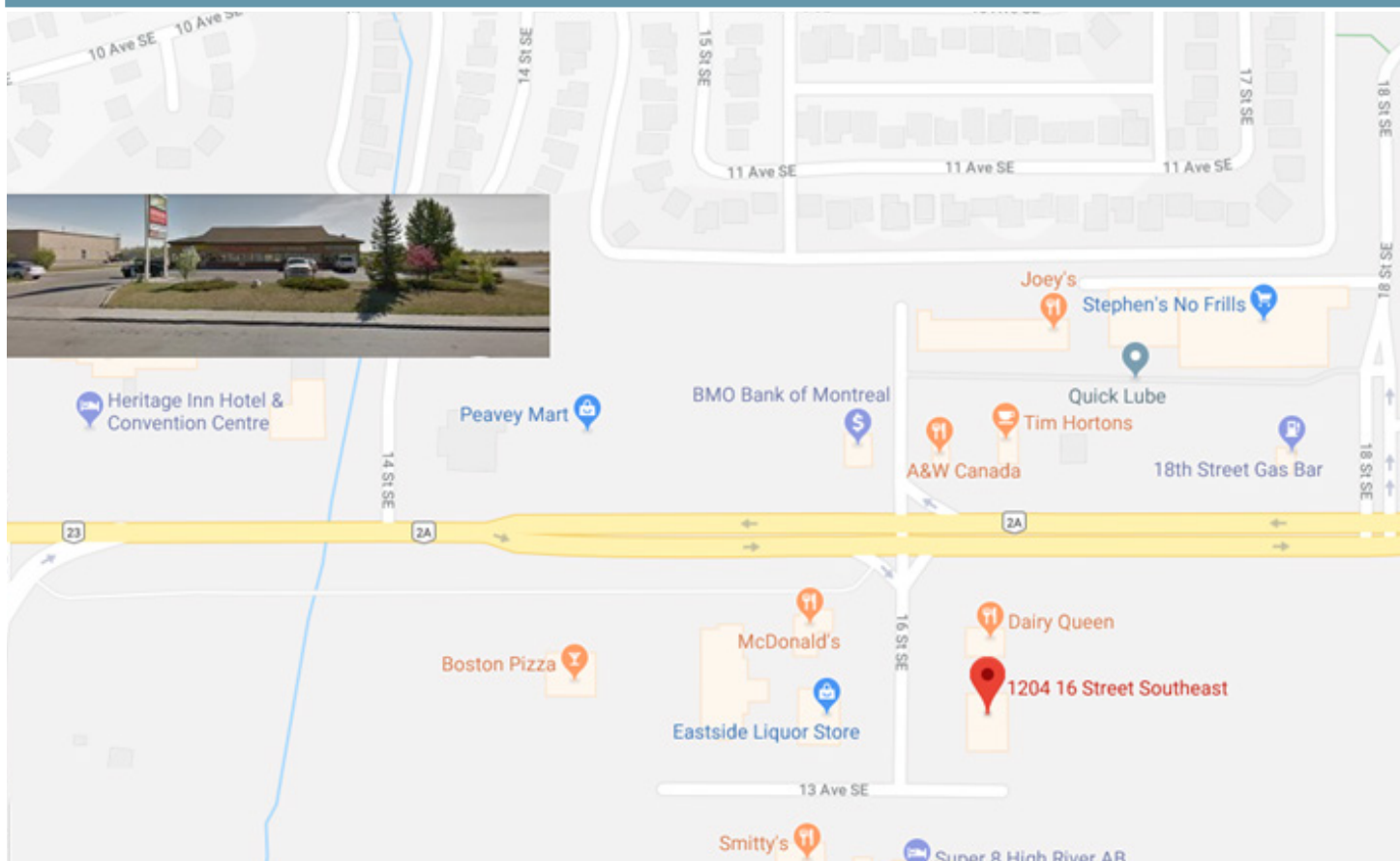
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## PROPERTY HIGHLIGHTS



### AREA TENANTS:

Subway  
Tim Hortons  
BMO  
Super 8 Motel  
A&W  
Dairy Queen  
No Frills  
Ramada Hotel  
Peavey Mart  
Smitty's Restaurant  
McDonald's Restaurant

### COMMENTS:

Located off Highway 23 (12th Avenue), adjacent to a number of national brand retailers

Fully developed including reception, office, washrooms, showers, four consultation rooms and a merchandising area

### DEMOGRAPHICS (5km Radius):

Population: 14,000 M/L (2016)  
Average household Income: \$72, 824  
Total Households: 5,577

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## FLOOR PLAN

