

Retail For Lease

HIGH RIVER CO-OP DEVELOPMENT SITE



100, 1220 - 1st Street SE, High River, AB

PARTICULARS

| | |
|------------|----------------------|
| Available: | 7,200 sf (Demisable) |
| Rates: | Market |
| Op Costs: | TBD |
| Timing: | Q1 2017 |
| Term: | 5 - 10 years |

HIGHLIGHTS

- High River Co-op Shopping Centre development site, which includes the addition of 7,200 sf of retail space
- This site is located at the south east corner of 12th Avenue SE and 1st Street SE
- Within close proximity to Highway 3 which is the main access road to Okotoks and Calgary
- Neighboring tenants include Home Hardware, ATB financial, H&R Block and Blue Spruce Auto Parts

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High River is a town within the Calgary Region of Alberta, Canada with a population of 12,823 (2014). At its current population, High River is one of the largest towns in the province and is eligible for city status. The community takes its name from the Highwood River, which flows through the town. High River is located approximately 64 km (45 minutes) south of the City of Calgary, at the junction of Alberta Highways 2 and 23. High River is a people first community that is a great place to live, work, play and invest. The town offers an enviable quality of life that people line up to be a part of. The community is walkable, bikeable and drivable, and offers facilities, services and events that enhance wellbeing.



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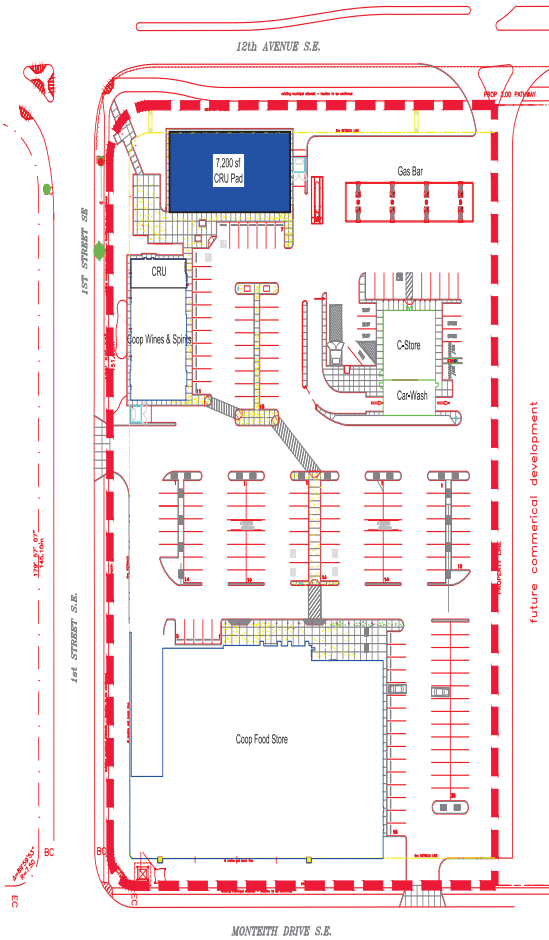
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Proposed Site Plan



Surrounding Area Demographics



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