

**64137 Highway 543 E
High River, Alberta****MLS # A2194180****\$14 per sq.ft.**

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|--------------------|--------------|
| Division: | NONE |
| Type: | Office |
| Bus. Type: | - |
| Sale/Lease: | For Lease |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 8,800 sq.ft. |
| Zoning: | - |

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|--------------------|--------------|-----------------------|---|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | Public | Lot Size: | - |
| Sewer: | Holding Tank | Lot Feat: | - |
| Inclusions: | N/A | | |

8,800 square feet of high quality office space for lease in a convenient and unique western environment at the High River Rodeo Grounds. This second floor space is finished with private offices plus open space. but could be modified for a variety of possible uses. The building was constructed in 2006 and is air conditioned, has an elevator, staff kitchen, a large rooftop deck, and lots of paved parking. It is conveniently located just off Hwy 2 and Hwy 2A, and is close to Okotoks, High River and only 25 minutes South of Calgary. Asking \$14.00/ sq ft including all operating costs and all utilities.