

FOR SALE

1227 & 1230 – 3RD STREET SE
HIGH RIVER, ALBERTA

Tom Charlton
Vice President
Investment Sales
Direct Tel: 403 261 1117
tom.charlton@cushwake.com

Marc Rosso
Vice President
Investment Sales
Direct Tel: 403 261 1127
marc.rosso@cushwake.com

FOR SALE
1227 & 1230 - 3RD STREET SE
DEVELOPMENT LAND



PROPERTY OVERVIEW



SITE 1: 1227 - 3RD STREET SE

Legal Description:	Plan 0912883; Block 2; Lot 1
Municipal Address:	1227 3rd Street SE High River, AB
Community:	South High River ASP and Montrose RPD
Site Size:	3 5.80 Acres* 252,648 SF
Land Use:	NCD – Neighbourhood Centre District - 50% Residential / 50% Business and Retail Services
Price:	\$2,175,000 (\$375,000 per acre)

SITE 2: 1230 - 3RD STREET SE

Legal Description:	Plan 0714348; Block 4; Lot 1
Municipal Address:	1230 3rd Street SE High River, AB
Site Location:	South High River ASP and Montrose RPD
Site Size:	3 4.05 Acres 176,418 SF
Land Use:	TND – Traditional Neighbourhood District – 80% Residential / 20% Business Services
Price:	\$1,600,000 (\$395,000 per acre)

KEY HIGHLIGHTS

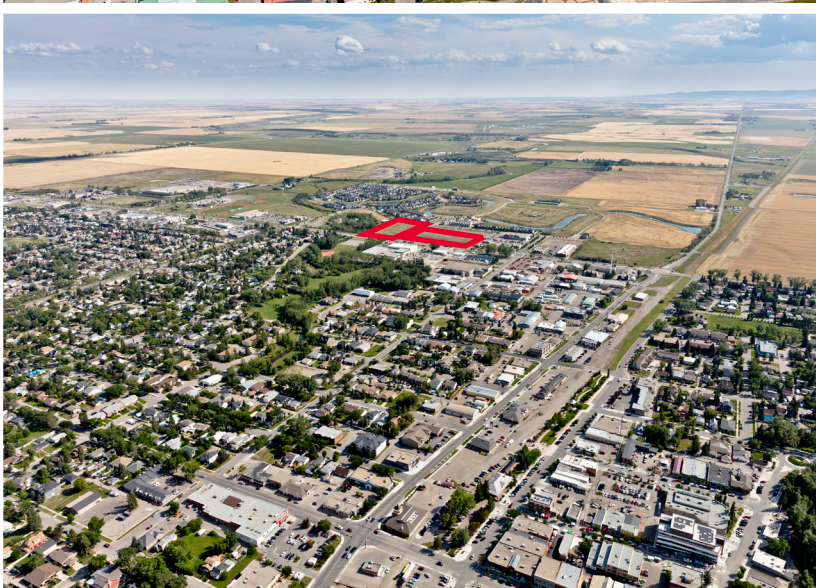
- Prime, 12th Avenue exposure development sites available
- Potential for significant multi family residential development on each site
- Flexible current land use
- Located adjacent to the new Co-op food and liquor stores, and gas bar facility in south High River
- 12th Avenue offers full interchange access to Hwy 2 on eastern boundary of High River
- 12th Avenue is the main retail artery in High River, inclusive of large box retailers, CRU, hospitality and restaurant offerings
- All turns accessibility via signalized intersection at 12th Avenue and 3rd Street SE
- Significant mountain view corridor to the west
- Complementary multi family development options to the new and expanding community of Montrose

* South portion of site along Montieith Drive SE will be retained by Vendor for proposed residential development. The Vendor will require a subdivision condition as part of the transaction process for Site 1.

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SITE PHOTOS



DEMOGRAPHICS



TOTAL POPULATION

1KM RADIUS

12,090

3KM RADIUS

87,494

5KM RADIUS

179,910



MEDIAN HOUSEHOLD
INCOME

\$69,633

\$84,598

\$90,836



MEDIAN AGE

39

39

39

*SOURCE: PIIPOINT, 2021

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LOCATION MAP



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www.cushmanwakefield.com

2021 These statements are based upon the information furnished by the principal and sources, which we deem reliable - for which we assume no responsibility and is subject to verification during a formal due diligence period. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.