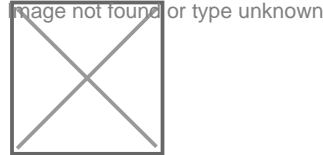


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

710 - #746, 5075 FALCONRIDGE BOULEVARD NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Calgary, Alberta

Listing ID:



26065



MLS ID:


A2142407

\$6,800,000



 **GURMAN BHATEJA**
 (403) 590-2233

 URBAN-REALTY.ca
 403-590-2233

 710 - #746, 5075 Falconridge Boulevard NE, Calgary , Alberta T3J 3K9

Transaction Type For Sale	Title Fee Simple	Days On Market 50
Zoning C-C2	Subdivision Falconridge	Year Built 2008
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 081542	Building Area (Sq. Ft.) 10600.00	Building Area (Sq. M.) 984.76
Inclusions n/a	Restrictions None Known	Reports Title

Units are #710, 714, 718, 722, 726, 730, 734, 738, 742, 746. Introducing an exceptional investment opportunity in the realm of commercial real estate. This retail space of approx 10,600 sqft +/- nestled within a renowned plaza, presents a compelling prospect for investors. Units, all leased with some renovated spaces peak volumes of its enduring appeal, promising not just steady income but sustained growth for those astute enough to recognize its potential. The plaza boasts direct access to McKnight Boulevard and is conveniently situated just minutes away from Stoney Trail, two major transportation arteries. Surrounded by an array of established businesses such as the vibrant banquet hall, its location ensures high visibility and accessibility for potential customers. Ample parking provisions cater to the needs of visitors enhancing the overall convenience and appeal of the property. This property promises not only immediate returns but also long term appreciation. Don't miss this exceptional opportunity.

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