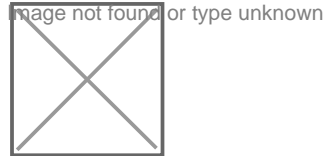


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 63 SAVANNA BOULEVARD NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
26170


**MLS ID:**  
A2150296

**\$869,000**



 **TALHA NIAZI**  
 (587) 228-8203

 eXp Realty  
 403-262-7653

 63 Savanna Boulevard NE, Calgary , Alberta T3J 4H1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 43	<b>Zoning</b> C-N1
<b>Subdivision</b> Saddle Ridge	<b>Building Type</b> Condo Complex	<b>Year Built</b> 2019
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 1910330	<b>Building Area (Sq. Ft.)</b> 1505.00	<b>Building Area (Sq. M.)</b> 139.82
<b>Inclusions</b> As Per the Lease	<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> Call Lister

Retail Condo for Sale in Savanna, NE Calgary Prime Investment Opportunity with Established Tenant - Mirchi Cafe Seize this exceptional investment opportunity in the thriving community of Savanna, NE Calgary. This retail condo, tenanted by the popular Mirchi Cafe, offers a secure and lucrative investment with a 10-year triple net lease in place. Property Highlights: Location: Located in the vibrant and rapidly growing community of Savanna, NE Calgary. Tenant: Mirchi Cafe - a well-established and popular dining destination. Lease: 10-year triple net lease providing stable and predictable income. Financials: Triple net lease ensures minimal landlord expenses, maximizing your return on investment. Key Features: High Visibility: Positioned in a high-traffic area, ensuring continuous customer flow. Modern Build: Contemporary design and construction, attracting high-quality tenants. Strong Community: Situated in a diverse and dynamic neighborhood with a robust local economy. Ample Parking: Convenient and plentiful parking for customers. This retail condo is perfect for investors seeking a hands-off investment with a reliable tenant and a long-term lease in place. Don't miss out on this prime opportunity in one of Calgary's most sought-after communities.

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