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63 SAVANNA BOULEVARD NE FOR SALE

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Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
26170


MLS ID:
A2150296

\$869,000



 **TALHA NIAZI**
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 403-262-7653

 63 Savanna Boulevard NE, Calgary , Alberta T3J 4H1

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