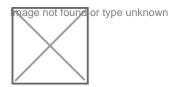


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

63 SAVANNA BOULEVARD NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 26170

MLS ID: A2150296

\$869,000



[△] TALHA NIAZI

(587) 228-8203

■ eXp Realty

403-262-7653

ß

63 Savanna Boulevard NE, Calgary, Alberta T3J 4H1

Transaction Type

For Sale

Days On Market

Zoning C-N1

43

Year Built

Subdivision Saddle Ridge **Building Type**Condo Complex

2019

Structure Type

Property Type

Property Sub Type

Retail

Commercial

Retail

Legal Plan

Building Area (Sq. Ft.)

Building Area (Sq. M.)

1910330

1505.00

139.82

InclusionsAs 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.