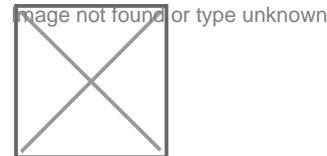


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 408 16 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
26301


**MLS ID:**  
A2152834

**\$110,000**



 **ROBIN TELFER**  
 (403) 651-2233

 RE/MAX Real Estate (Central)  
 403-216-1600

 408 16 Avenue NE, Calgary , Alberta T2E 1K2

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 34
<b>Lease Amount</b> 1009.38	<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Renewal Option
<b>Lease Term Remaining</b> 25	<b>Zoning</b> C-COR1	<b>Subdivision</b> Winston Heights/Mountview
<b>Building Type</b> Office Building	<b>Year Built</b> 1950	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 3182FU
<b>Building Area (Sq. Ft.)</b> 475.00	<b>Building Area (Sq. M.)</b> 44.13	<b>Inclusions</b> Computers, printer, photocopier, telephone number, telephones, filing cabinets, desks.
<b>Restrictions</b> Lease Restriction	<b>Reports</b> Call Lister	

This profitable franchise tax service company has a low operating cost with a highly visible and easily accessible location. In business over eighteen (18) years with more than 2,000 customers. This company is best suited for an individual who has an accounting background. There is a \$300 transfer fee and \$500 Franchise deposit requirement. The Franchise Contract is not transferable so the new buyer will have to purchase a new contract. The owner will train the purchaser(s) and will assist (by contract work) if needed during the income tax season. If you are customer oriented and wanting to help people, this business will provide a substantial and healthy income.

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