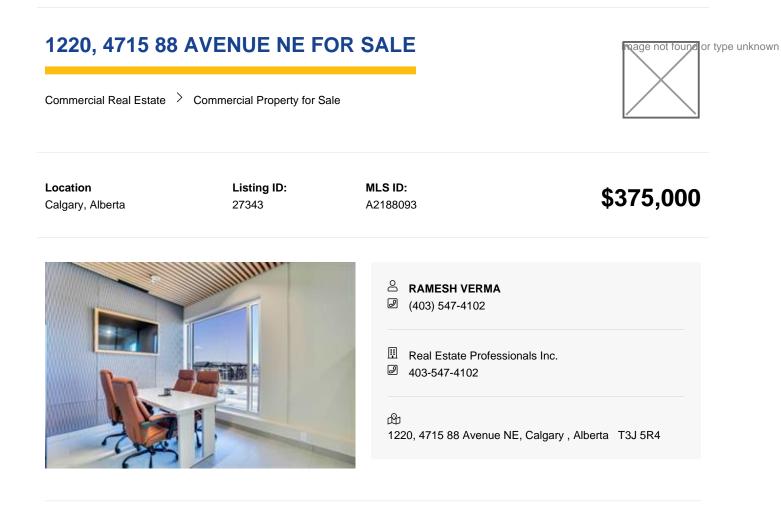


Generated: Aug 28, 2025, 2:33:22

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Transaction Type	Days On Market	Zoning
For Sale	217	C-C1
Subdivision	Building Type	Year Built
Saddle Ridge	Commercial Mix	2021
Structure Type	Property Type	Property Sub Type
Office	Commercial	Office
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2312116	660.00	61.32
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
1280	0.03	N/A
Restrictions	Reports	

2nd FLOOR OFFICE SPACE available for sale near Saddlepeace Gurdwara, Calgary NE. Potential to generate \$3,200 in gross rental income. Features four dedicated offices and kitchen with an extensive lease improvements worth upto \$150k & 2 business TVS installed in 2 of the rooms for office presentation. The unit is located in a fully leased plaza with a heavy footfall. Measurement comes to 600 sq ft and the property is listed with 10% gross up. Inquire today for more information and to schedule a viewing!

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