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1111 7 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
28554


MLS ID:
A2160908

\$1,764,000



 **VIVIAN LEE**
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 1111 7 Street SW, Calgary , Alberta T2R 1A1

Transaction Type For Sale	Days On Market 154	Zoning CC-X
Subdivision Beltline	Building Type Commercial Mix,Free-Standing	Year Built 1911
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Legal Plan A1	Building Area (Sq. Ft.) 2642.00	Building Area (Sq. M.) 245.45
Lot Size (Sq. Ft.) 3509	Lot Size (Acres) 0.08	Inclusions N/A
Restrictions None Known	Reports RPR	

Attention investors and business owners: A fantastic opportunity awaits in the thriving Beltline area at 11th Ave and 7th St SW. The existing lease is valid until January 31, 2027, with a monthly rent of \$6,000 and shall be extended for a further five (5) years and expire on January 31, 2032, with the rent of \$7,000 monthly plus four dedicated parking stalls. The business run by the existing tenant has obtained a high-rated review. The property underwent significant interior renovations in 2018, totaling \$120,000, followed by a redesign in 2020. An electrical upgrade and a new hot water tank, costing \$50,000, were also added in 2019. This makes it an ideal investment for your real estate portfolio, featuring a history of reliable tenants, including a top-rated restaurant that has always met its rent obligations. Please avoid contacting the tenant or their staff directly. Note: GST is included in the price.

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