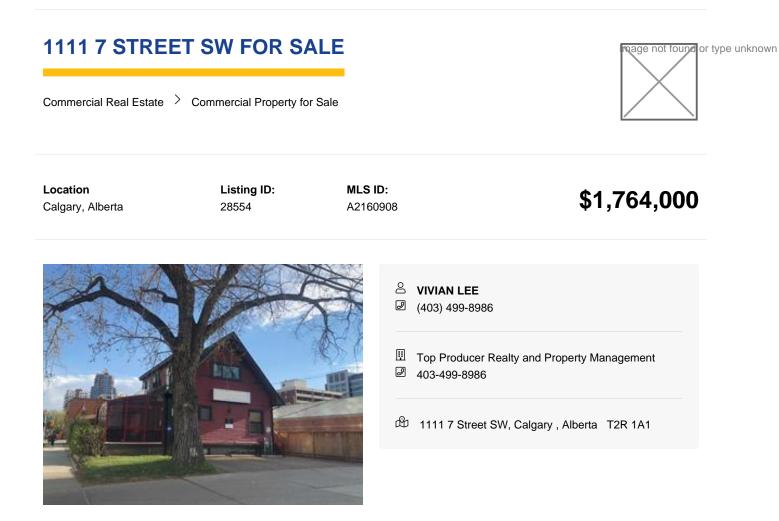


Generated: Jan 30, 2025, 23:07:03

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