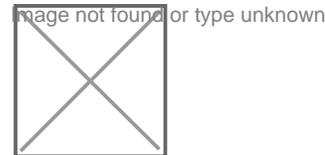


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4135, 4250 109 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
30881

MLS ID:
A2228186

\$634,900



 **BOB DAMJI**
 (403) 608-0786

 PropZap Realty
 833-776-7927

 4135, 4250 109 Avenue NE, Calgary , Alberta T3N 1Z3

Transaction Type For Sale	Days On Market 26	Zoning I-C
Subdivision Stoney 3	Building Type Condo Complex	Year Built 2019
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Business
Legal Plan 2011970	Building Area (Sq. Ft.) 1258.00	Building Area (Sq. M.) 116.87
Inclusions N/A	Restrictions None Known	Reports Title

Discover a remarkable investment opportunity offering a well-maintained bay to acquire a bay featuring a secure 5-year lease. The property is strategically situated in Port Plaza, a thriving commercial hub known for its bustling activity and stunning location. The buyer will assume the existing tenant with a 5-year lease in place, providing immediate rental income. Additionally, the lease includes an option for another 5 years, offering the potential for extended rental stability. The current rent stands at \$3,229.33 per month, with an additional \$15 per sq ft for operating costs. Port Plaza is renowned for its prime location, excellent amenities, with a variety of surrounding businesses and office buildings nearby. This property enjoys excellent visibility and accessibility, being just minutes away from Deerfoot Trail, Stoney Trail and the Calgary International Airport. Don't miss out on the chance to capitalize on this prime business opportunity.

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