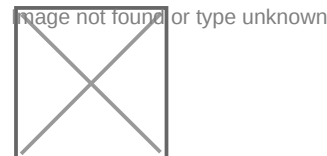


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

120, 11808 24 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32713

MLS ID:
A2268186

\$1,150,000



 **LOVEPREET LOTEY**
 (403) 930-8555

 **RE/MAX Complete Realty**
 403-930-8555


120, 11808 24 Street SW, Calgary , Alberta T2W 6G2

Transaction Type For Sale	Days On Market 3	Zoning C-N2
Subdivision Woodlands	Year Built 2022	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 2312357
Building Area (Sq. Ft.) 1503.00	Building Area (Sq. M.) 139.63	Inclusions n.a
Restrictions None Known	Reports Plot Plan	

Excellent investment opportunity! This well-maintained Resturant bay is fully leased to a reliable tenant on a fixed 5-year term with a 5-year renewal option, offering secure and consistent rental income. Located in Woodbine SW, the property features modern finishes, ample parking, and great visibility from the main road. The current tenant operates a successful business, ensuring stability for investors looking for a hands-free, income-generating asset. Highlights: Fixed 5 + 5-year lease in place Strong tenant with established business Triple Net (NNN) lease – tenant pays operating costs Professionally finished interior space Excellent exposure and access Ideal for long-term investors seeking steady returns This is a turnkey, income-producing property perfect for those looking to add a high-quality commercial asset to their portfolio. Contact listing agent for lease details, rent roll, and additional financial information.

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