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## EXCELLENT OPPORTUNITY TO OWN A COMMERCIAL BAY. THIS WELL-MAINTAINED UNIT OFFERS GREAT VISIBILITY,...



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
32819

**MLS ID:**  
A2269860

**\$799,786**



 **KRISHAN GOLL**  
 (403) 250-2882

 Century 21 Bravo Realty  
 403-250-2882

 Calgary , Alberta

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 179
<b>Zoning</b> I-G	<b>Subdivision</b> Saddleridge Industrial	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2019	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2110349	<b>Building Area (Sq. Ft.)</b> 1399.97
<b>Building Area (Sq. M.)</b> 130.06	<b>Heating</b> Central,Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Excellent opportunity to own a commercial bay. This well-maintained unit offers great visibility, easy access, and ample parking in a busy commercial area. Perfect for a wide range of business uses or as an investment property. The bay can also be purchased together with a well-established business currently operating from the premises. Offers over 7% cap rate with immediate rental income in place. Mezzanine is 100% approved and partially finished, with potential to build a second floor for additional space or income. High-traffic area surrounded by active businesses, ensuring steady exposure and long-term growth potential. Don't miss this rare opportunity in a prime location!

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