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

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\$849,786

Commercial Real Estate > Commercial Property for Sale

LocationListing ID:MLS ID:Calgary, Alberta32819A2269860

FOR
SALE

A KRISHAN GOLL

**2** (403) 250-2882

□ Century 21 Bravo Realty

**403-250-2882** 

d Calgary, Alberta

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

10

Zoning

I-G

Subdivision

Structure Type

Saddleridge Industrial

Low Rise (2-4 stories)

**Building Type**Condo Complex

Year Built

2019

Property Type Commercial

**Property Sub Type** 

Industrial

Legal Plan Building Area (Sq. Ft.)

1399.97

Building Area (Sq. M.)

130.06

Heating

2110349

Central, Natural Gas

Inclusions

N/A

RestrictionsReportsNone KnownNone

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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