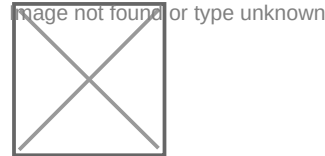


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4313R 84 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32923

MLS ID:
A2271505

\$4,950,000



 **SUNNY PANDHER**
 (403) 247-7770

 **CIR Realty**
 403-247-7770

 4313R 84 Street NE, Calgary , Alberta T1Y 7H3

Transaction Type
For Sale

Zoning
DC

Subdivision
NONE

Structure Type
Office

Property Type
Commercial

Property Sub Type
Industrial

Legal Plan
8411222

Building Area (Sq. Ft.)
1184.00

Building Area (Sq. M.)
110.00

Inclusions
None

Restrictions
Easement Registered On Title,Road
Access Agreement

Reports
Appraisal,Environmental Phase
1,Leases,Rent Roll

Vendor Take Back VTB mortgage up to 25% OAC. 10.45 Acres of compact gravel Zoned Direct Control which follows I-O guidelines (except for salvage yard). The property does have a residential home which is currently being rented to the caretaker of the property. Currently generating a CONSISTENT MONTHLY REVENUE (call to discuss) with additional space for continued growth. Electronic key pad gate, security cameras and lighting throughout the yard. This area is surrounded by development with Homestead to the North, Conrich to the East, Princeton by Truman Homes to the south and established Monterey Park to the West. Excellent holding property with great revenue. Optional Vendor Take Back VTB mortgage up to 25% OAC.

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