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1220, 4715 88 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
33087

MLS ID:
A2273411

\$359,000



 **RAMESH VERMA**
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 Real Estate Professionals Inc.
 403-547-4102

 1220, 4715 88 Avenue NE, Calgary , Alberta T3J 5R4

Transaction Type For Sale	Days On Market 50	Zoning C-N2
Subdivision Saddle Ridge	Building Type Commercial Mix	Year Built 2021
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 2312116	Building Area (Sq. Ft.) 660.00	Building Area (Sq. M.) 61.32
Lot Size (Sq. Ft.) 1280	Lot Size (Acres) 0.03	Inclusions N/A
Restrictions None Known	Reports None	

2nd FLOOR OFFICE SPACE available for sale near Saddlepeace Gurdwara, Calgary NE. Potential to generate \$3,200 in gross rental income. Features four dedicated offices and kitchen with an extensive lease improvements worth up to \$150k. The unit is located in a fully leased plaza with a heavy footfall. Measurement comes to 600 sq ft and the property is listed with 10% gross up. Inquire today for more information and to schedule a viewing!

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