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## 1220, 4715 88 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
34930


**MLS ID:**  
A2303110

**\$389,000**



 **RAMESH VERMA**  
 (403) 547-4102

 Real Estate Professionals Inc.  
 403-547-4102

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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 12	<b>Zoning</b> C-N2
<b>Subdivision</b> Saddle Ridge	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 2021
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 2312116	<b>Building Area (Sq. Ft.)</b> 600.00	<b>Building Area (Sq. M.)</b> 55.74
<b>Lot Size (Sq. Ft.)</b> 1280	<b>Lot Size (Acres)</b> 0.03	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

2nd FLOOR OFFICE SPACE available for sale near Saddlepeace Gurdwara, Calgary NE. Potential to generate \$2,200 in gross monthly rental income. Features four dedicated offices and kitchen with an extensive lease improvements worth upto \$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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