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1115, 4058 109 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta


Listing ID:
35344


MLS ID:
A2312947

\$682,500



 **AMANDEEP GILL**
 (587) 969-2259

 Royal LePage METRO
 403-400-0000

 1115, 4058 109 Avenue NE, Calgary , Alberta T3N 2B2

Transaction Type For Sale	Days On Market 1	Zoning I-C
Subdivision Stoney 3	Year Built 2021	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 2211222
Building Area (Sq. Ft.) 1300.00	Building Area (Sq. M.) 120.77	Inclusions N/A
Restrictions See Remarks	Reports Leases	

*** FULLY LEASED RESTAURANT UNIT *** TRIPPLE NET . 5 + 5 YEARS. Seize the opportunity to invest in the highly sought-after and rapidly expanding area of Jackson port NE. BUY FOR POSITIVE CASH FLOW INVESTMENT . This CENTRALLY LOCATED UNIT WITH IC ZONING allowing FULL RETAIL USE. This is a prime location unit in the plaza with plenty of parking & it has great potential . Unit COMES WITH Front & Rear EXTERIOR DOORS FOR CONVENIENCE . The Plaza is completely sold-out w/ Lots of owner operator businesses like Ethnic Restaurants, Fast Food franchises, Dine in/Take out restaurants, Accounting, lawyers, Doctor's clinic, pharmacy and immigration etc. . THERE IS NO EXCLUSIVITY HERE, SO YOUR UNLIMITED OPTIONS MAKE IT IDEAL FOR INVESTMENT.

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