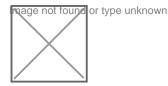


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1220, 4715 88 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

27343 A2188093

\$375,000



A RAMESH VERMA

2 (403) 547-4102

Real Estate Professionals Inc.

403-547-4102

r<u>M</u>1

MLS ID:

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

Transaction Type

For Sale

Days On Market

225

Zoning

C-C1

Subdivision

Saddle Ridge

Building TypeCommercial Mix

Year Built 2021

Structure Type

Office

Property Type Commercial **Property Sub Type**

Building Area (Sq. M.)

Office

Legal Plan

2312116

Building Area (Sq. Ft.)

..,

61.32

Lot Size (Sq. Ft.)

1280

Lot Size (Acres)

0.03

660.00

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 upto \$150k & 2 business TVS installed in 2 of the rooms for office presentation. 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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