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## 1220, 4715 88 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
27343


**MLS ID:**  
A2188093

**\$375,000**



 **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**

225

**Zoning**

C-C1

**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 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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