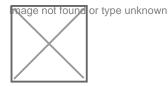


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4135, 4250 109 AVENUE NE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 30881

MLS ID: A2228186

\$634,900



<sup>△</sup> BOB DAMJI

**(403)** 608-0786

PropZap Realty833-776-7927

4135, 4250 109 Avenue NE, Calgary, Alberta T3N 1Z3

**Transaction Type** 

For Sale

Zoning

I-C

Subdivision Stoney 3

**Building Type** Condo Complex Year Built

**Property Sub Type** 

2019

Structure Type

Low Rise (2-4 stories)

**Property Type** Commercial

**Business** 

Legal Plan 2011970

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Inclusions

1258.00

116.87

N/A

Reports

Restrictions None Known Title

Discover a remarkable investment opportunity offering a well-maintained bay to acquire a bay featuring a secure 5-year lease. The property is strategically situated in Port Plaza, a thriving commercial hub known for its bustling activity and stunning location. The buyer will assume the existing tenant with a 5-year lease in place, providing immediate rental income. Additionally, the lease includes an option for another 5 years, offering the potential for extended rental stability. The current rent stands at \$3,229.33 per month, with an additional \$15 per sq ft for operating costs. Port Plaza is renowned for its prime location, excellent amenities, with a variety of surrounding businesses and office buildings nearby. This property enjoys excellent visibility and accessibility, being just minutes away from Deerfoot Trail, Stoney Trail and the Calgary International Airport. Don't miss out on the chance to capitalize on this prime business opportunity.

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