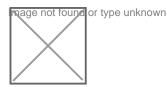


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 59 EAST LAKE CRESCENT NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Airdrie, Alberta

Listing ID:

30963

MLS ID: A2231297

\$3,299,900



<sup>△</sup> JAY WALIA

**2** (403) 247-5178

□ RE/MAX Real Estate (Mountain View)

**403-247-5178** 

59 East Lake Crescent NE, Airdrie, Alberta T4A 2H5

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

1

Zoning

IB-2

Subdivision

East Lake Industrial

Year Built 1970

Structure Type

Industrial

Property Type Commercial **Property Sub Type** 

Industrial

Legal Plan

7710285

Building Area (Sq. Ft.)

Building Area (Sq. M.)

897.44

**Construction Type** 

Mixed

Other

Roof Flat

9660.00

Cooling Other

Heating Lot Features

Other

Inclusions

na

Restrictions None Known Reports None

100% LEASED\*\*CASH COW WITH NUMEROUS RENOVATIONS \*\* This prime income-generating investment is located on approximately 1.07 acres, just minutes from the main highway. Previously a car wash equipped with 12' and 16' overhead doors, the property has been converted into a mechanic shop for cars and trucks, a car dealership, and outdoor storage. Current tenants are a Heavy duty Mechanic pay.... Automotive Mechanic Shop.... Two trailers rented out to (Two car dealerships)... Land size, property taxes, and building dimensions to be confirmed for accuracy.

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