

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.

1015, 4231 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32322

MLS ID:
A2260129

\$799,900



 **JAGRAJ BHATTI**
 (403) 400-0000

 Royal LePage METRO
 403-400-0000

 1015, 4231 109 Avenue NE, Calgary , Alberta T3N 2B1

Transaction Type	Days On Market	Zoning
For Sale	124	I-G
Subdivision	Building Type	Year Built
Stoney 3	Commercial Mix,Condo Complex,Mixed Use	2019
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2110349	2780.00	258.27
Inclusions	Restrictions	Reports
Call Lister	Call Lister	Call Lister

This prime commercial property offers a versatile investment opportunity with both office and warehouse components. The top floor features seven offices currently rented on a month-to-month basis, providing flexible tenancy options, while the main floor office area offers an excellent opportunity for an investor to secure additional income or for an owner-user seeking their own space, and the owner also has the option to lease out this main floor office area to further boost revenue. And that's not all! The main floor also includes a considerably large warehouse space at the back that is also rented out. This property has historically generated \$8,200 per month at full occupancy, supporting an estimated cap rate in the mid-8% range, a remarkably strong return for a property in this location and asset class. Even for an owner-user who occupies part of the building, the remaining rentable areas still provide the opportunity to achieve a highly attractive cap rate, making this property a strong and flexible income-generating asset. Situated in a high-traffic, rapidly growing business area, this property delivers outstanding long-term potential with the opportunity to further enhance returns through strategic leasing.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.