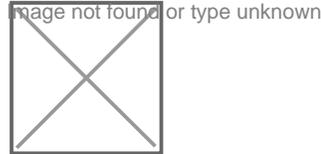


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

EXCELLENT OPPORTUNITY TO OWN A COMMERCIAL BAY. THIS WELL-MAINTAINED UNIT OFFERS GREAT VISIBILITY,...



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
32819

MLS ID:
A2269860

\$799,786



 **KRISHAN GOLL**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

Transaction Type For Sale	Title Fee Simple	Days On Market 181
Zoning I-G	Subdivision Saddleridge Industrial	Building Type Condo Complex
Year Built 2019	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Industrial	Legal Plan 2110349	Building Area (Sq. Ft.) 1399.97
Building Area (Sq. M.) 130.06	Heating Central,Natural Gas	Inclusions N/A
Restrictions None Known	Reports None	

Excellent opportunity to own a commercial bay. This well-maintained unit offers great visibility, easy access, and ample parking in a busy commercial area. Perfect for a wide range of business uses or as an investment property. The bay can also be purchased together with a well-established business currently operating from the premises. Offers over 7% cap rate with immediate rental income in place. Mezzanine is 100% approved and partially finished, with potential to build a second floor for additional space or income. High-traffic area surrounded by active businesses, ensuring steady exposure and long-term growth potential. Don't miss this rare opportunity in a prime location!

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