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4313R 84 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta

Listing ID:
32923


MLS ID:
A2271505

\$4,950,000



 **SUNNY PANDHER**
 (403) 247-7770

 CIR Realty
 403-247-7770

 4313R 84 Street NE, Calgary , Alberta T1Y 7H3

Transaction Type

For Sale

Days On Market

87

Zoning

DC

Subdivision

NONE

Structure Type

Office

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

8411222

Building Area (Sq. Ft.)

1184.00

Building Area (Sq. M.)

110.00

Inclusions

None

RestrictionsEasement Registered On Title,Road
Access Agreement**Reports**Appraisal,Environmental Phase
1,Leases,Rent Roll

Vendor Take Back VTB mortgage up to 25% OAC. 10.45 Acres of compact gravel Zoned Direct Control which follows I-O guidelines (except for salvage yard). The property does have a residential home which is currently being rented to the caretaker of the property. Currently generating a CONSISTENT MONTHLY REVENUE (call to discuss) with additional space for continued growth. Electronic key pad gate, security cameras and lighting throughout the yard. This area is surrounded by development with Homestead to the North, Conrich to the East, Princeton by Truman Homes to the south and established Monterey Park to the West. Excellent holding property with great revenue. Optional Vendor Take Back VTB mortgage up to 25% OAC.

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