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220, 52 GATEWAY DRIVE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale


Location
Airdrie, Alberta



Listing ID:
34833


MLS ID:
A2301140

\$974,900



 **ANDRE AUBUT**
 (403) 910-8021

 Century 21 Masters
 403-910-8021

 220, 52 Gateway Drive NE, Airdrie , Alberta T4B 0J6

Transaction Type For Sale	Title Fee Simple	Days On Market 61
Zoning DC-27-A	Subdivision Gateway	Building Type Commercial Mix
Year Built 2013	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 1311631	Building Area (Sq. Ft.) 2399.00
Building Area (Sq. M.) 222.87	Lot Size (Sq. Ft.) 2178	Lot Size (Acres) 0.05
Inclusions n/a	Restrictions Architectural Guidelines,Restrictive Covenant,Right of Way - Non Reg	Reports Audited Financial Statements,Condo/Strata Bylaws,Financial Statements

Investor alert! Corner unit in First Class Grade A Office Building in Airdrie for sale. Excellent opportunity for investors to take over with great tenants currently on long term lease with several options for extensions. Perfect location with quick access to QEII and other retailers. This unit is located at the front of the building with round glass panels and features of 6 offices, and several flex spaces which could be demised into more offices or additional uses. Lots of natural light. High quality finishes and modern steel construction with stucco exterior. Complex has ample parking spaces. Monthly Condo Fee \$1390.00 Monthly Property Tax \$768.00. The current lease is generating an approximate cap rate of 6.5%. Call or email now for more information.

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