

**1015, 4231 109 Avenue NE
Calgary, Alberta**

MLS # A2260129



\$799,900

Division: Stoney 3

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,780 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Call Lister

This prime commercial property offers a unique investment opportunity, combining stable cash flow with long-term tenants. It can be rented to multiple tenants, offering a diversified income stream. It is located in a high-traffic area that continues to see business growth, making it a perfect choice for investors seeking steady income. The property is currently rented for \$8200 per month.