



GRASSROOTS
REALTY GROUP

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103, 11420 27 Street SE
Calgary, Alberta

MLS # A2337526



\$1,225,000

Division: Shepard Industrial

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,400 sq.ft.

Zoning: I-B f0.5

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

Acquire a stable, income-producing investment backed by a long-term tenant commitment with 9 years remaining on the existing lease. This well-maintained asset offers investors predictable cash flow, reduced leasing risk, and the benefits of long-term occupancy, making it an attractive addition to any investment portfolio. With secure tenancy already in place, this property provides an opportunity for passive ownership while benefiting from a proven income stream and future value appreciation. Whether you're looking to diversify your portfolio or acquire a dependable commercial investment, this offering delivers the stability and certainty sought by today's investors.