



GRASSROOTS
REALTY GROUP

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1115, 4058 109 Avenue NE
Calgary, Alberta

MLS # A2338600



\$682,500

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,300 sq.ft.

Zoning: I-C

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

*** FULLY LEASED RESTAURANT UNIT *** TRIPPLE NET . 5 + 5 YEARS. Seize the opportunity to invest in the highly sought-after and rapidly expanding area of Jackson port NE. BUY FOR POSITIVE CASH FLOW INVESTMENT . This CENTRALLY LOCATED UNIT WITH IC ZONING allowing FULL RETAIL USE. This is a prime location unit in the plaza with plenty of parking & it has great potential . Unit COMES WITH Front & Rear EXTERIOR DOORS FOR CONVENIENCE . The Plaza is completely sold-out w/ Lots of owner operator businesses like Ethnic Restaurants, Fast Food franchises, Dine in/Take out restaurants, Accounting, lawyers, Doctor's clinic, pharmacy and immigration etc. . THERE IS NO EXCLUSIVITY HERE, SO YOUR UNLIMITED OPTIONS MAKE IT IDEAL FOR INVESTMENT.