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## 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.