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121 Any Bay Avenue NE Calgary, Alberta

MLS # A2269860



\$849,786

Division: Saddleridge Industrial

Type: Industrial

Bus. Type:
Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 1,400 sq.ft.

Zoning: I-G

Heating: Central, Natural Gas

Floors: - Based on Year:
Roof: - Utilities:
Exterior: - Parking:
Water: - Lot Size:
Inclusions: N/A

Excellent opportunity to own a commercial bay. This well-maintained unit offers great visibility, easy access, and ample parking in a busy commercial area. Perfect for a wide range of business uses or as an investment property. The bay can also be purchased together with a

well-established business currently operating from the premises—call the listing agent for full details. Offers over 7% cap rate with

immediate rental income in place. Mezzanine is 100% approved and partially finished, with potential to build a second floor for additional space or income. High-traffic area surrounded by active businesses, ensuring steady exposure and long-term growth potential.

Don't miss this rare opportunity in a prime location!