

6, 620 1 Avenue NW  
Airdrie, Alberta

MLS # A2284241



**\$325,000**

<b>Division:</b>	Downtown
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Willow Brook Business Park
<b>Bus. Name:</b>	-
<b>Size:</b>	794 sq.ft.
<b>Zoning:</b>	M3 Downtown Core Mixed Us

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.02 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	City Lot, Irregular Lot, Landscaped, Low Maintenance Land
<b>Inclusions:</b>	None		

Are you an Investor or a group of investors? Here's a proven opportunity, with an active Two-year lease, Triple Net with a long-term tenant in place. The rate of return for this investment is 7.2 percent \$23,463.96/\$325,000 The Land Use is M3 Downtown Core Mixed Use District, which allows for many opportunities. Ownership of a unit is an investment into tomorrow. This is a professionally well-managed condo complex. The possession can be immediate should you be willing to assume the tenancy of the Two-year lease that is Triple Net. Don't miss this one, call your Realtor today, as all showings are by appointment