# \$375,000 - 1220, 4715 88 Avenue Ne, Calgary

MLS® #A2188093

### \$375,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.03 Acres

Saddle Ridge, Calgary, Alberta

2nd FLOOR OFFICE SPACE available for sale near Saddlepeace Gurdwara, Calgary NE. Potential to generate \$3,200 in gross rental income. Features four dedicated offices and kitchen with an extensive lease improvements worth upto \$150k & 2 business TVS installed in 2 of the rooms for office presentation. The unit is located in a fully leased plaza with a heavy footfall. Measurement comes to 600 sq ft and the property is listed with 10% gross up. Inquire today for more information and to schedule a viewing!



#### **Essential Information**

MLS® # A2188093

Price \$375,000

Bathrooms 0.00 Acres 0.03 Year Built 2021

Type Commercial

Sub-Type Office Status Active

## **Community Information**

Address 1220, 4715 88 Avenue Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta







Postal Code T3J 5R4

### **Additional Information**

Date Listed January 21st, 2025

Days on Market 194
Zoning C-C1

# **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.