



# 10615 48 Street Calgary Alberta

\$959,000

PRICE REDUCED Tenanted Office / Warehouse Condo in East Lake Industrial Park For Sale 10615 48th Street SE, Calgary Available for sale? 4,482 sq. ft. Unit 122o Office: ?1,129 sq. ft. (main fl.); ?1,129 sq. ft. (second fl)o Warehouse: ?2,224 sq. ft.o Loading: 1 (14' x 14') drive-in door (with overhead garage door opener)o Ceiling Height: 22'SALE INFORMATIONPROPERTY TAXES: \$19,140 / yearCONDO FEES: \$798.34 / month ASKING PRICE: \$959,000Existing Tenant just commenced a 5 year term.INVESTMENT OPPORTUNITY:NOI and Cap rate range over 5 years from \$51,543 (5.37%) escalating to \$58,266 (6.0%)per year. (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 PowerRealty.ca

<http://sharonb.c21.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)