



## 4231 109 Avenue Calgary Alberta

\$1,150,000

Discover an exceptional 8% cap rate investment opportunity with this industrial flex condo for sale in Calgary, priced at \$1,150,000. This property boasts multiple tenants, offering a diversified income stream. Conveniently located, it provides direct bus connections to downtown and is within walking distance of over 150 shops, restaurants, wellness centers, and services. Additionally, it's just a 20-minute drive to downtown Calgary or the Calgary Airport, ensuring accessibility and convenience for tenants and clients alike. (id:6769)

Listing Presented By:



Originally Listed by:  
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<https://theniazigroup.com/>



See

**Mirror**

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