



## 63 Savanna Boulevard Calgary Alberta

\$869,000

Retail Condo for Sale in Savanna, NE Calgary Prime Investment Opportunity with Established Tenant - Mirchi Cafe. Seize this exceptional investment opportunity in the thriving community of Savanna, NE Calgary. This retail condo, tenanted by the popular Mirchi Cafe, offers a secure and lucrative investment with a 10-year triple net lease in place. **Property Highlights:** **Location:** Located in the vibrant and rapidly growing community of Savanna, NE Calgary. **Tenant:** Mirchi Cafe - a well-established and popular dining destination. **Lease:** 10-year triple net lease providing stable and predictable income. **Financials:** Triple net lease ensures minimal landlord expenses, maximizing your return on investment. **Key Features:** **High Visibility:** Positioned in a high-traffic area, ensuring continuous customer flow. **Modern Build:** Contemporary design and construction, attracting high-quality tenants. **Strong Community:** Situated in a diverse and dynamic neighborhood with a robust local economy. **Ample Parking:** Convenient and plentiful parking for customers. This retail condo is perfect for investors seeking a hands-off investment with a reliable tenant and a long-term lease in place. Don't miss out on this prime opportunity in one of Calgary's most sought-after communities. (id:6769)

Listing Presented By:



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