



## 755 McTavish Road Calgary Alberta

\$3,100,000

Investment Property! Nice income producing property with no vacancy expected anytime soon. Established community with a mix of commercial, light industrial - office and warehouse. Currently seven (7) tenants using ten (10) units with terms ranging from 3-10 years. These bays always lease up quickly due to size. Building construction consists of concrete block with metal and wood frame, and flat built-up tar and gravel roof. Leasehold Estate with new (20 years) land lease in place as of June 2023. No future plans for expropriation or further development. Calgary Airport Authority is very easy to deal with in terms of approval, see attached approved uses. Many hotels and restaurants in the vicinity. Tim Horton's and Best Western Plus Port O'Call Hotel are a quick drive away for lunch. Conveniently located just off 19th Street and McKnight Boulevard NE. Quick access to Barlow and Deerfoot Trails. Minutes to the Calgary International Airport. 15-20 minutes to the downtown core. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX COMPLETE REALTY

<http://www.kimberlykimball.com>

**RE/MAX<sup>®</sup>**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net