



## OFFICE/WAREHOUSE CONDO FOR SALE

10615 48th Street SE, Calgary

» Located in East Lake Industrial Park with great to Barlow Trail, Deerfoot Trail and 52nd Street SE

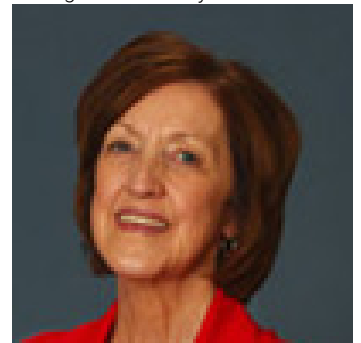


# 10615 48 Street Calgary Alberta

\$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/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca