



## 3760 104 Calgary Alberta

\$3,650,000

Seize this rare opportunity to own a freestanding retail building with a secure long-term triple net (NNN) lease in place, ensuring a stable and hands-off income stream for investors. This high-performing asset holds a strong cap rate, making it an attractive addition to any investment portfolio. Located in a high-traffic commercial area, the property benefits from excellent visibility and accessibility. Surrounded by national and well-established brands including Dairy Queen, Circle K, and Esso Gas Station, this location ensures consistent foot traffic and long-term tenant success. (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<http://www.pipanrealty.ca/>



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