



## 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 122 o 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 INFORMATION PROPERTY TAXES: \$19,140 / year CONDO FEES: \$798.34 / month ASKING PRICE: \$959,000 Existing 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:



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Century 21 PowerRealty.ca

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