



## 3670 63 Avenue Calgary Alberta

\$499,786

Great opportunity to own this 1617 SQ ft Warehouse unit for investment and personal use. There are two offices and a full washroom. Already occupied by tenant. Currently rented for \$3000.00 and it will increase more next year and lease till valid July 31 2025. Condo fees are \$406.14 and include Water, Sewer, Insurance, snow removal and Landscaping. Lots of parking space in the back and there is a Overhead door also. Great location walking distance from the LRT and close to the Airport and Stoney Trail. Don't waste the opportunity. (id:6769)

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

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