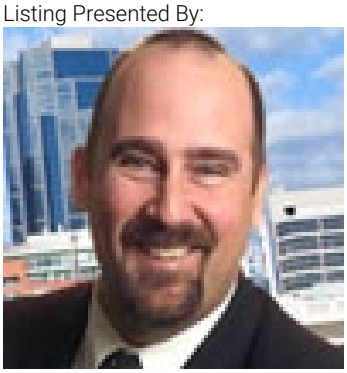


4722 1 Street Calgary Alberta

$1,500,000

Medium size investment property in Manchester Industrial District available for sale! Located on a quiet street close to Macleod Trail and 50th Avenue S.W. The building is located on a 50" X 120' lot. with C-2 zoning. The two storey building is 2,409 square feet on the main level with 2,644 square feet on the second level for a total of 5,053 square feet. The upstairs is comprised of two suites totally leased with the leases expiring in February 2030. The main floor is leased until January 2030. Currently the monthly income is $11,000.00. This office building was built in 1979 and is impeccably maintained with a new roof installed in 2024 with an existing warranty. Please note for all showings Listing REALTOR must be present. Preferable showing times have to arranged with existing Tenants. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Blue Sky

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