

Spruce Grove Alberta

$448,500

Add a proven, income-producing commercial asset to your investment portfolio with this approximately 1,044 sq. ft. corner retail condominium, ideally located in a high-traffic area of Spruce Grove. Unit 8 is being offered as an investment property only and is fully leased to an established liquor store that has successfully operated from the same location for approximately 15 years. The business intends to remain in the premises, providing the purchaser with an established long-term tenant and immediate rental income from the date of possession. Under the triple-net lease structure, the tenant is responsible for the property's operating costs as outlined in the lease, helping reduce the owner's day-to-day management responsibilities and providing a more predictable commercial investment. As a highly visible corner unit, the property benefits from excellent exposure, convenient customer access, paved surroundings and a versatile retail layout. Its proven operating history and location within the growing community of Spruce Grove make this an attractive opportunity for investors seeking stable commercial income and long-term holding potential.PROPERTY HIGHLIGHTS:-Approximately 1,044 sq. ft. corner retail condominium-Fully leased to an established liquor store-Approximately 15 years of operation at the same location-Triple-net lease structure-Immediate rental income for the purchaser-Established tenant intends to remain in the premises-Prominent corner position with excellent visibility-High-traffic Spruce Grove location-Convenient access and paved surroundings-Limited day-to-day landlord management-Suitable for an individual investor, corporation or commercial real estate portfolio-Opportunity for stable income and long-term property appreciationThis is an excellent opportunity to acquire a fully leased commercial property with a proven long-term tenant already in pl...

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