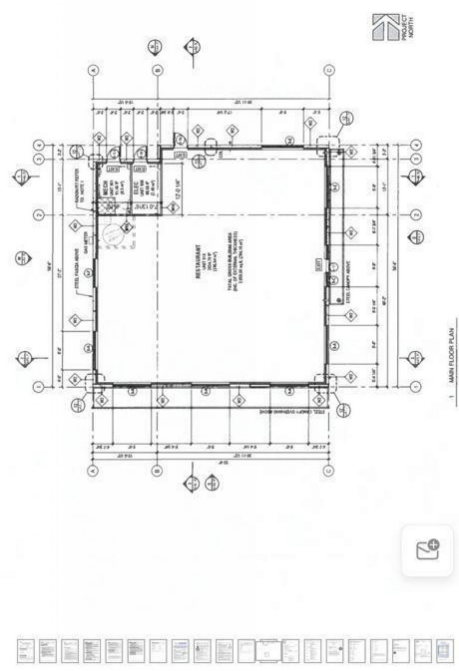




St Albert Alberta

\$1,950,000

This commercial Investment Sale opportunity is STANDALONE PAD Site in appx. 6 Acres Retail Plaza (Erin Ridge Plaza appx. 64,000 square feet) and, located in affluent and rapidly growing community of Erin Ridge North, St. Albert. The unit (910) has around 3059 square feet gross leasable area, and currently occupied by a stable business. There is long term lease in place and has more than seven (7) years left on the primary lease terms. There is future stepped up increase towards Net Operating Income as base rents are escalated over the term of lease (Stepped up Base rent). This is an ideal opportunity to generate income investing your dollars in a safer way in a quality asset with a stable Tenant as occupant. Please do not solicit business operator or their employees directly. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



RE/MAX ELITE

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