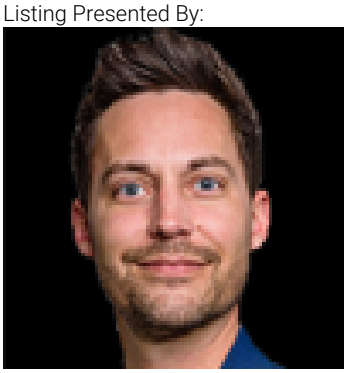


Spruce Grove Alberta

$448,500

Add a strategically located commercial asset to your investment portfolio with this approximately 1,068 sq. ft. multi-use commercial condominium in the growing community of Spruce Grove. This unit is being offered as an investment property only and is currently occupied by an established business under a triple-net lease. The tenant intends to remain in place, providing the purchaser with immediate rental income from the date of possession and eliminating the need to locate a new tenant. 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. Positioned in a high-traffic and highly visible location, the property benefits from strong exposure, convenient accessibility, and versatile commercial use. Spruce Grove continues to experience residential and commercial growth, making this an attractive opportunity for investors seeking a well-located asset with long-term holding potential.PROPERTY HIGHLIGHTS:-Approximately 1,068 sq. ft. of versatile commercial space-Fully leased to an established business-Triple-net lease structure-Immediate rental income for the purchaser-Business intends to remain in the premises-High-traffic location with excellent exposure-Limited day-to-day landlord management-Opportunity for long-term property appreciation-Suitable for an individual investor, corporation, or commercial real estate portfolio-Located in the growing and thriving community of Spruce GroveThis is an excellent opportunity to acquire a fully leased commercial property with an established tenant already in place. Ideal for an investor seeking immediate income, a manageable commercial asset, and the potential for long-term portfolio growth. (id:6769)

Listing Presented By:



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