

\$449,000 - 1220, 4715 88 Avenue Ne, Calgary

MLS® #A2188093

\$449,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.03 Acres

Saddle Ridge, Calgary, Alberta

2nd FLOOR OFFICE SPACE available for sale near Saddlepeace Gurdwara, Calgary NE. Potential to generate \$3,200 in gross rental income. Features four dedicated offices and kitchen with an extensive lease improvements worth upto \$150k & 2 business TVs installed in 2 of the rooms for office presentation. The unit is located in a fully leased plaza with a heavy footfall. Measurement comes to 600 sq ft and the property is listed with 10% gross up. Inquire today for more information and to schedule a viewing!

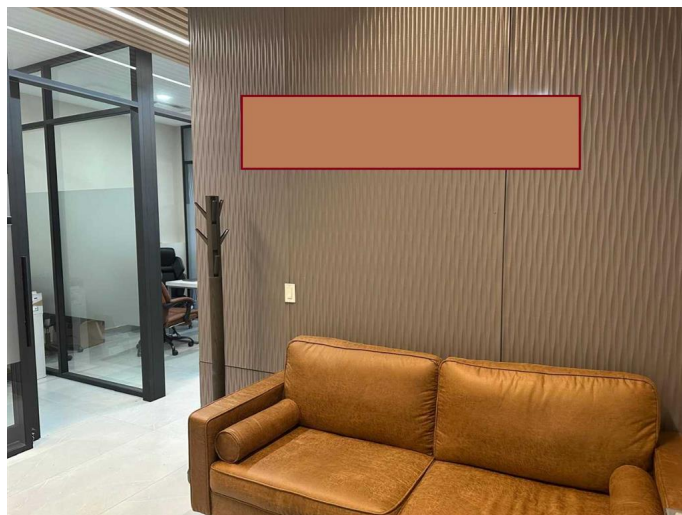
Built in 2021

Essential Information

MLS® #	A2188093
Price	\$449,000
Bathrooms	0.00
Acres	0.03
Year Built	2021
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	1220, 4715 88 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta



Postal Code T3J 5R4

Additional Information

Date Listed January 21st, 2025

Days on Market 75

Zoning C-C1

Listing Details

Listing Office Real Estate Professionals Inc.

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