

# \$399,000 - 1220, 4715 88 Avenue Ne, Calgary

MLS® #A2188093

**\$399,000**

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      | \$399,000  |
| 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       114

Zoning                 C-C1

### **Listing Details**

Listing Office           Real Estate Professionals Inc.

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