



GRASSROOTS
REALTY GROUP

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6, 620 1 Avenue NW
Airdrie, Alberta

MLS # A2284241



\$325,000

Division:	Downtown
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Willow Brook Business Park
Bus. Name:	-
Size:	794 sq.ft.
Zoning:	M3 Downtown Core Mixed Us

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Composite Siding, Mixed, Wood Frame	Parking:	-
Water:	Public	Lot Size:	0.02 Acre
Sewer:	Public Sewer	Lot Feat:	City Lot, Irregular Lot, Landscaped, Low Maintenance Lar
Inclusions:	None		

Are you an Investor or a group of investors? Here's a proven opportunity, with an active Two-year lease, Triple Net with a long-term tenant in place. The rate of return for this investment is 7.2 percent \$23,463.96/\$325,000 The Land Use is M3 Downtown Core Mixed Use District, which allows for many opportunities. Ownership of a unit is an investment into tomorrow. This is a professionally well-managed condo complex. The possession can be immediate should you be willing to assume the tenancy of the Two-year lease that is Triple Net. Don't miss this one, call your Realtor today, as all showings are by appointment