



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 Land

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