



GRASSROOTS
REALTY GROUP

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5555 Strathcona Hill SW
Calgary, Alberta

MLS # A2110323



\$5,300,000

Division: Strathcona Park

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Strathcona Centre

Bus. Name: -

Size: 11,437 sq.ft.

Zoning: C-C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.73 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Fully Leased / Strathcona Centre / Property Details: PRICE REDUCED: \$5,300,000 Tenancy: 7 Tenants - 100% Fully Leased, Building Size: 11,437 SF (BOMA Measured 11,601 SF) Land Size: 0.73 Acres, Vacancy: 0 SF (0%), Current NOI: \$371,901 (7 % Cap Rate) Parking: 29 On Site & 23 Off Site, Signage: Pylon Signage, Ceiling Height: 12' Highlights: >>Serving Communities of Strathcona Park, Westgate, Coach Hill and Christie Park>>Highly Sought after Southwest Calgary location that is a community convenience/services centre>>Recent Improvements include 9 HVAC units, updated building facade, fascia signage and new LED lighting