



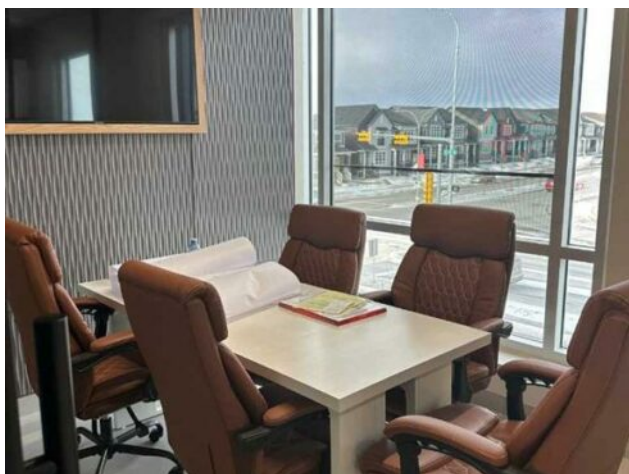
**GRASSROOTS**  
REALTY GROUP

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1220, 4715 88 Avenue NE  
Calgary, Alberta

MLS # A2188093



**\$375,000**

**Division:** Saddle Ridge

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 660 sq.ft.

**Zoning:** C-C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.03 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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!