

# \$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!

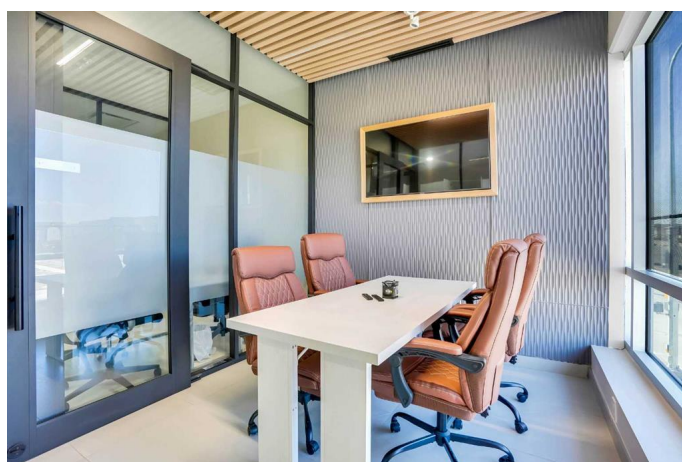
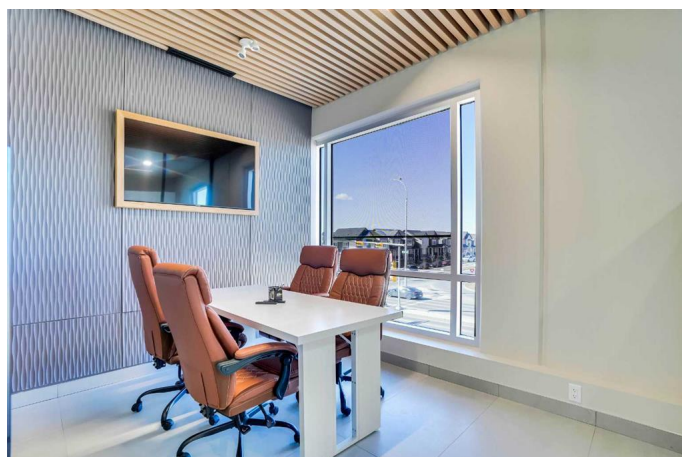
Built in 2021

## 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        128

Zoning                  C-C1

### **Listing Details**

Listing Office           Real Estate Professionals Inc.

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