

63 Savanna Boulevard NE  
Calgary, Alberta

MLS # A2150296



## \$869,000

Division: Saddle Ridge

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,505 sq.ft.

Zoning: C-N1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: As Per the Lease

Retail Condo for Sale in Savanna, NE Calgary Prime Investment Opportunity with Established Tenant - Mirchi Cafe Seize this exceptional investment opportunity in the thriving community of Savanna, NE Calgary. This retail condo, tenanted by the popular Mirchi Cafe, offers a secure and lucrative investment with a 10-year triple net lease in place. Property Highlights: Location: Located in the vibrant and rapidly growing community of Savanna, NE Calgary. Tenant: Mirchi Cafe - a well-established and popular dining destination. Lease: 10-year triple net lease providing stable and predictable income. Financials: Triple net lease ensures minimal landlord expenses, maximizing your return on investment. Key Features: High Visibility: Positioned in a high-traffic area, ensuring continuous customer flow. Modern Build: Contemporary design and construction, attracting high-quality tenants. Strong Community: Situated in a diverse and dynamic neighborhood with a robust local economy. Ample Parking: Convenient and plentiful parking for customers. This retail condo is perfect for investors seeking a hands-off investment with a reliable tenant and a long-term lease in place. Don't miss out on this prime opportunity in one of Calgary's most sought-after communities.