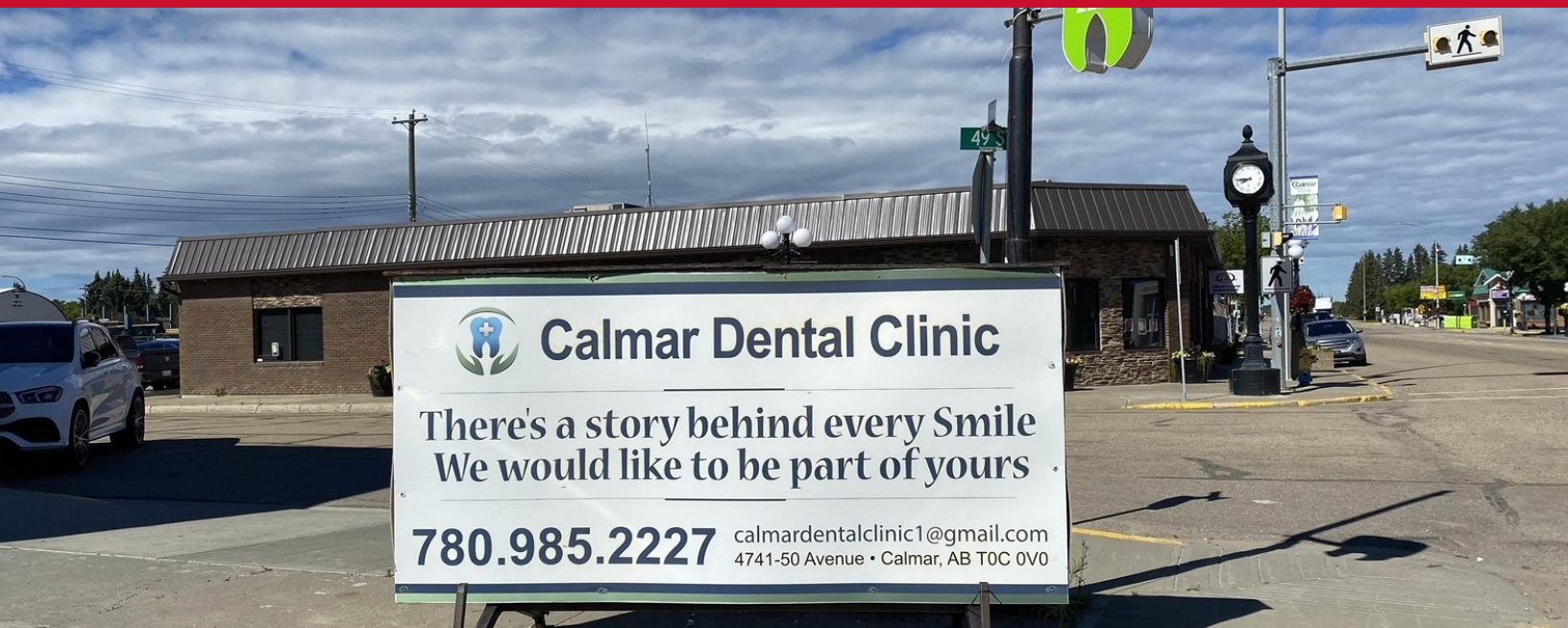


FOR LEASE

FOR LEASE



4741 50 AV N
Calmar AB



Kram Sarohia

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The beautiful new building mixed use in Calmar. The building is partially leased to the DENTIST and PHARAMACY on ground floor. Centre unit approximately 1100+/- Square feet is available for lease to the any professional. It is built out with 3 rooms, Washrooms, Store room, Record room. Ideal for any physician, message therapist or physiotherapist, Lawyer, Accountant etc. There is another retail space available the the backside of the building approximately 700+/- square feet can be use for pizza shop, laundry mart, Hair salon etc. Leading to the second floor with the LIFT or stairs. Second floor have 2 part one half have a large space which was used for lounge & it is built out with all equipment. Other half have 4 Residential units 1 unit have 2 bedrooms, 1 unit have 1 bedroom, 2 unit are studio. Every unit have their own laundry & Utility. Dental Clinic side portion of the building is with very strong old structure. However roof, HVAC, Stucco, doors, windows are all new. Rest of building is brand new. (id:36536)

MaxWell Challenge Realty
201 6650 - 177 Street NW, Edmonton, AB T5T 4J5



MaxWell Challenge Realty

PRESENTED BY
Kram Sarohia



MaxWell Challenge Realty

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Property Highlights

- Brand new building
- Exposure to the highway
- Partially leased to the Dentist & Pharmacy
- Residential mix
- Lift Available
- Great investment
- Multiple tenant

Property Details

| | |
|-----------------------------|-----------------|
| Address: | 4741 50 AV N |
| Legal Description: | 42500EO, 3, 1-2 |
| Zoning: | C1 |
| Gross Building Area: | 12000 |
| Land Size: | |
| Sale Price: | \$4,250,000 |
| Access: | Highway |
| Condo Fees: None | None |
| Availability: | 2023-05-17 |

