



Investment or Owner User Opportunity

#106 - 3316 Rideau Place SW | Calgary, Alberta

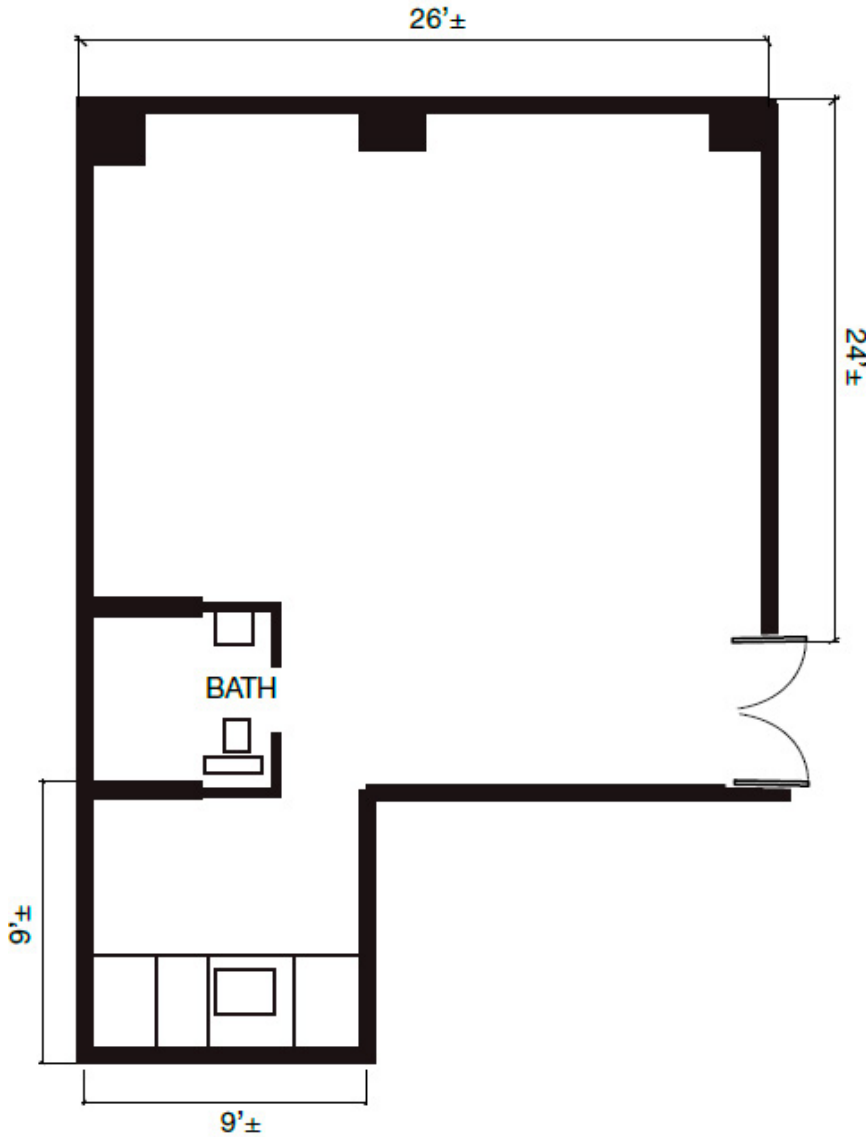
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Retail Condo | 742 SF

#106 - 3316 Rideau Place SW | Calgary, Alberta



Property Details

List Price	\$415,000.00
Property Taxes	\$4,970.24
Condo Fee	\$731.60 per month
Year Built	1955
Zoning	M-H2

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Property Highlights

LOCATION

Located in the prestigious Rideau Park neighborhood, this retail condo presents an exceptional investment opportunity at 3316 Rideau Pl SW, Calgary AB. As the sole commercial unit in the building, it offers a unique advantage in this affluent area

CURRENT USE

The space is currently built out as a hair salon and the current Tenant has been in place since 1989.

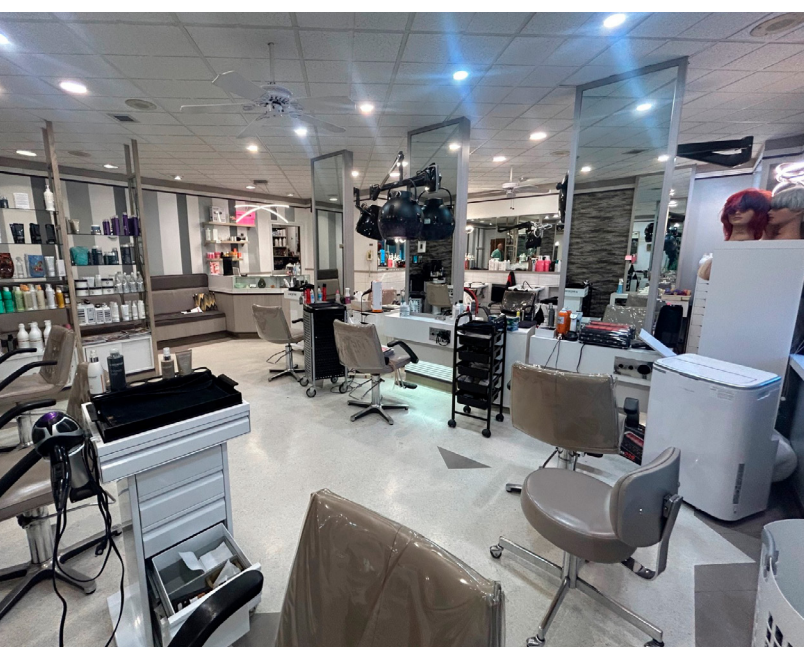
LEASE POTENTIAL

The tenant is currently paying \$3,885.00 per month gross but is willing to sign a new triple net lease with a new owner.

PARKING

3 exclusive parking stalls plus street parking

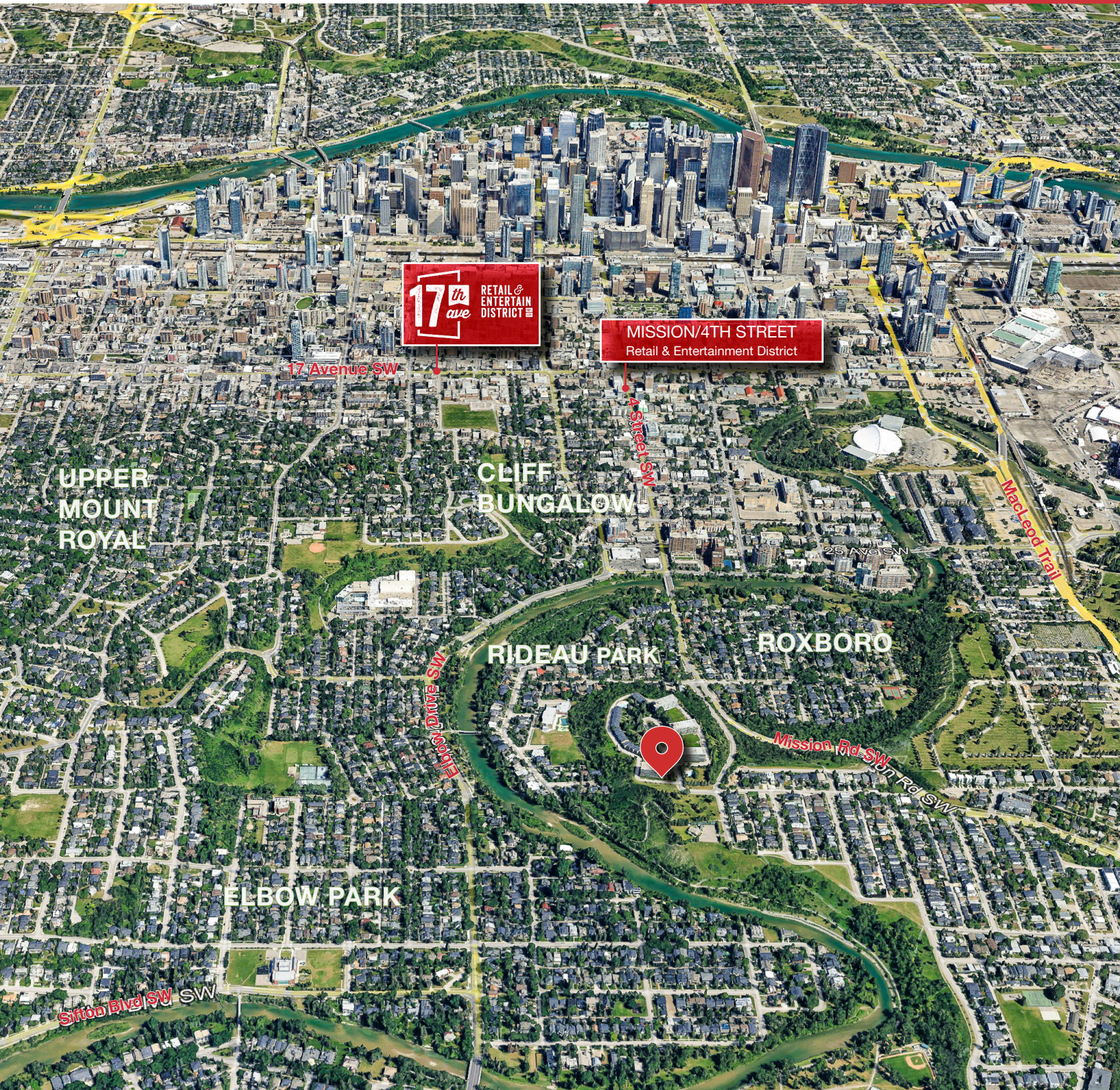
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