



SMI Commercial • Investment Sales Division

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# Cash-Flow Investment

## 200 Country Hills Landing N.W.

CO-BROKER:

# GREY ROCK

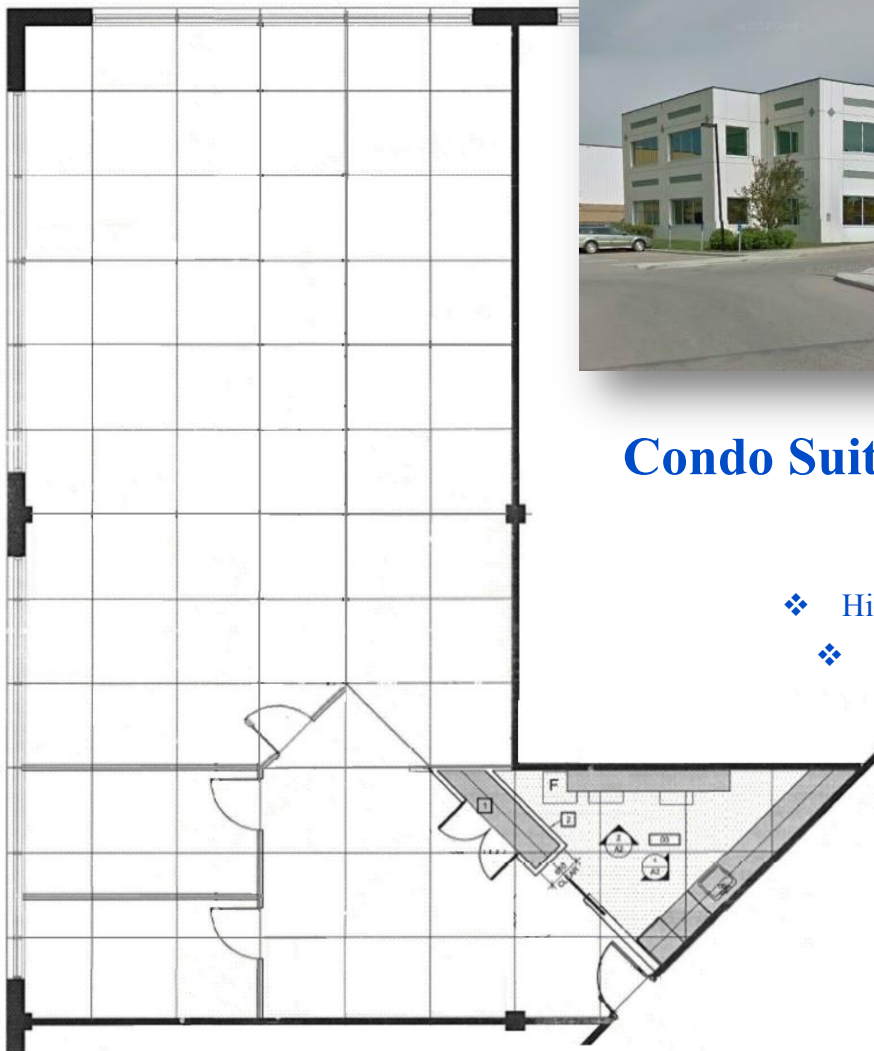
Marketing Solutions Inc.

3402 – 8<sup>th</sup> Street S.E.  
Calgary, Alberta, T2G 5S7

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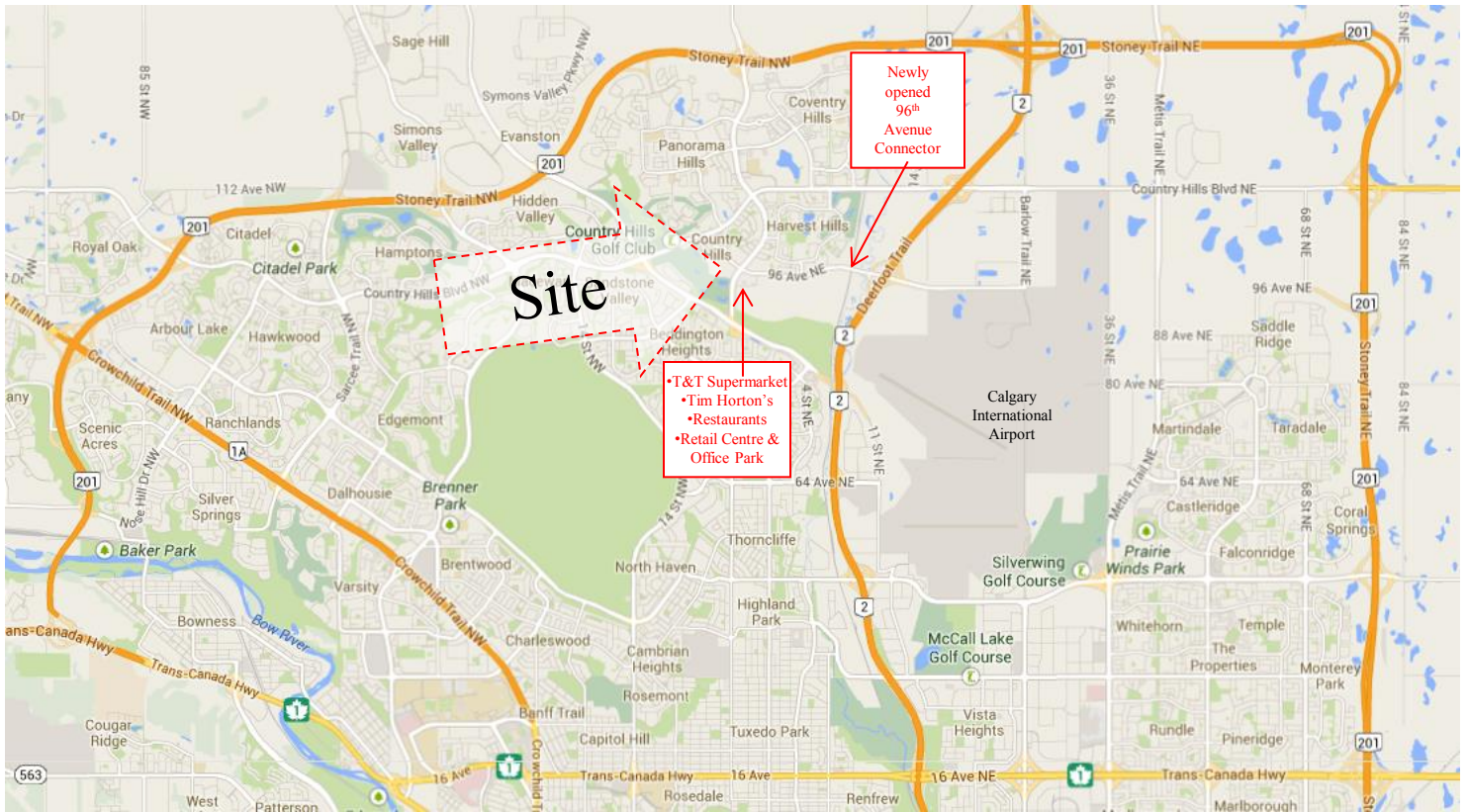
### Condo Suite 103: 2,456 rentable sq. ft.

- ❖ High-quality, Triple-net cash-flow investment property
- ❖ High-quality tenancy with approx. 7-year remaining
  - ❖ 6.6% “going-in” CAP rate with escalations
    - ❖ 6 parking stalls included in price plus ample visitors’ stalls
- ❖ Private Fiber Optic internet portal available
- ❖ 3<sup>rd</sup> party-managed, well-funded Condo Corp
  - ❖ Purchase Price: \$825,000.00
  - ❖ Condo Fees: \$1,402.76 per month
  - ❖ Taxes: \$12,012.42 (pd. June 30, 2017)

# INVESTMENT PROPERTY FOR SALE



## Suite 103, 200 Country Hills Landing N.W.



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