

FOR SALE

Investment opportunity

A-20, 416 Meridian Road S.E.
2500 Sq. Ft.



Asking \$509,000

Bob Vesey
Grey Rock Marketing Solutions Inc.
3402 - 8th Street S.E.
Calgary, Alberta. T2G 5S7
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FOR SALE

Investment Property

**Meridian
Park**



**Unit A-20
416 Meridian
Road SE**

SITE INFORMATION

**PARKING: Open
parking in front plus 2
cars at rear door.**

**Leased to qualified tenant
until 2021
Currently \$12.00 per Sq. Ft.
per year plus operating costs**

**Increases \$1.00 per year until
2021**

Presented By:

Bob Vesey

Broker

Grey Rock Marketing Solutions Inc.
Commercial division

Direct Line: 243-7112

bob.vesey@greyrockrealestate.ca

SALE INFORMATION

Space Available:

**Total of 2,500 Sq. Ft.
Asking \$509,000**

**Leased for 4 more
years**

**Operating costs paid by
Tenant.**

**Property Taxes:
\$6,796.00**

**Condo Fees:
\$633.36/month**

**Annual revenue:
Current:
\$30,000.00**

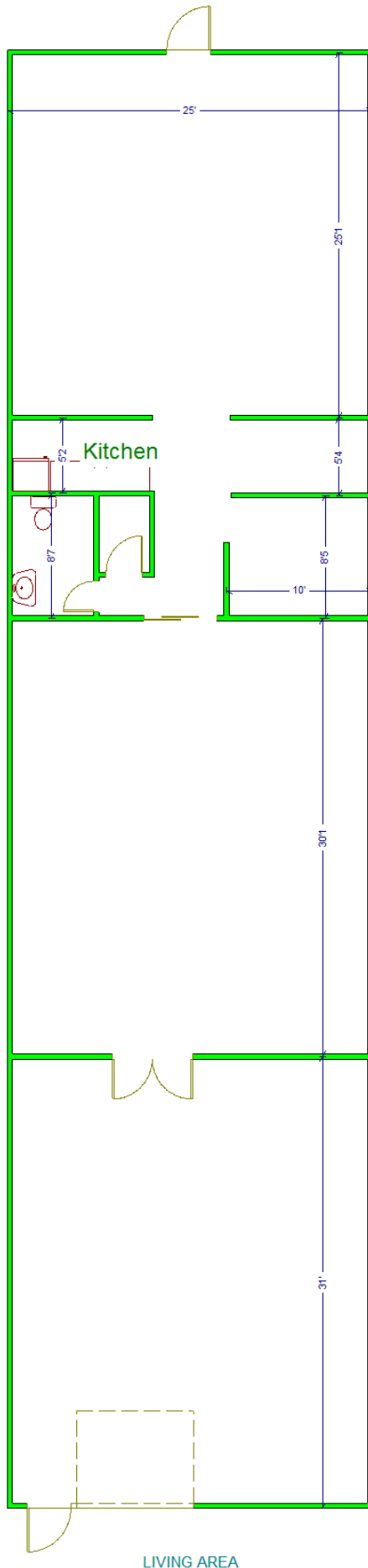
**Going to: (Yr 4)
\$37,500.00**

**Average Cap rate over
4 years 6.63%**

GREY ROCK

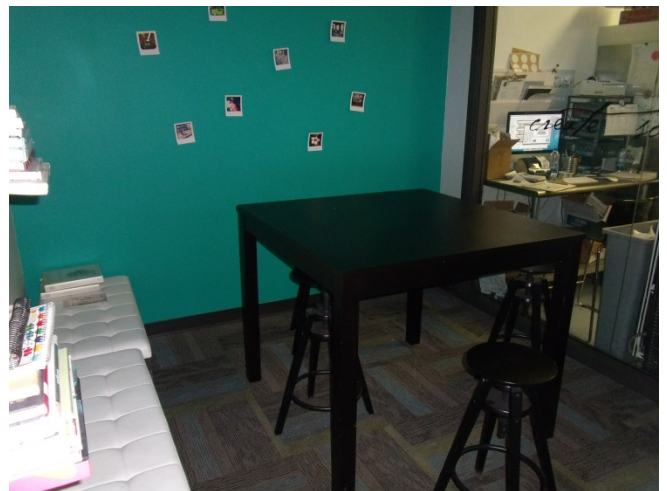
This information is believed to be accurate, it is not warranted to be so. Independent advice concerning details of particular importance should be sought.

100 Ft



LIVING AREA

20A 416 Meridian Rd. SE



Unit A-20, 416 Meridian Road SE

