



RIDEAU PL SW

Investment or Owner User Opportunity

#106 - 3316 Rideau Place SW | Calgary, Alberta

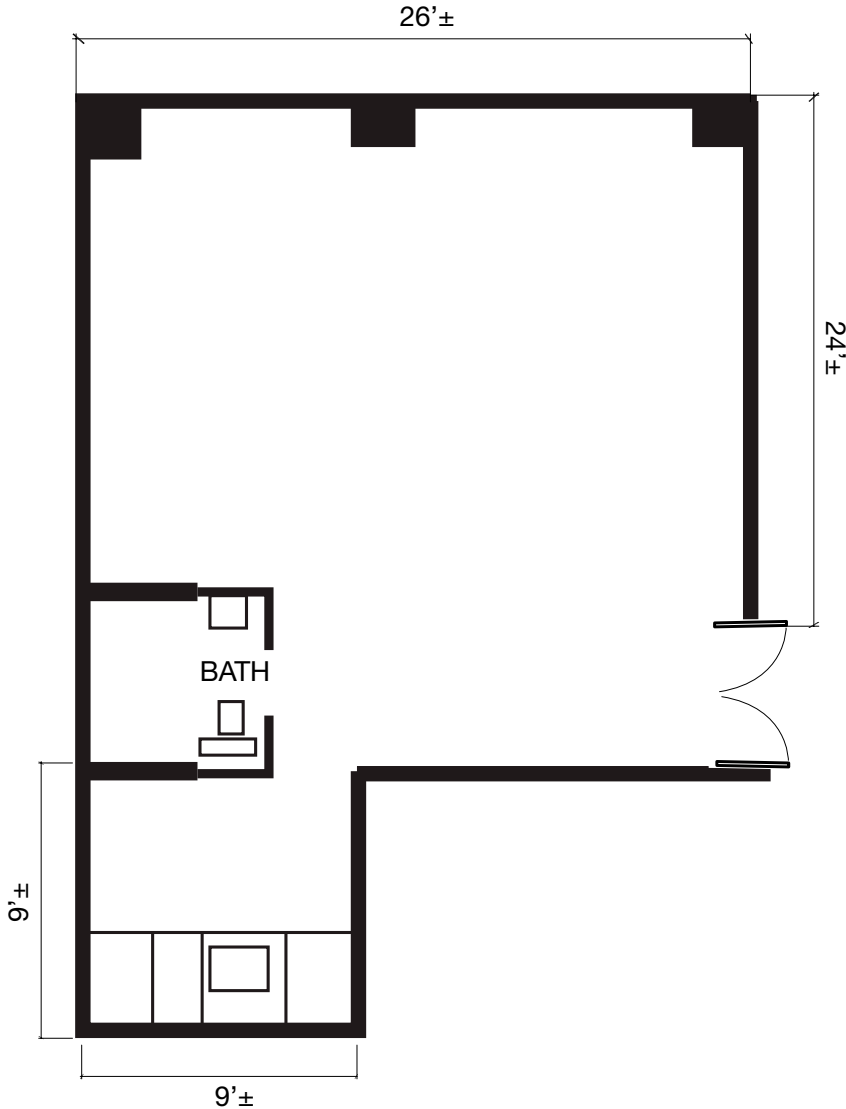
BRODY BUTCHART
Senior Associate
(403) 389 7857
bbutchart@naiadvent.com

BLAIR BEST
Associate, Capital Markets
(403) 669-3969
bbest@naiadvent.com

3633 8 Street SE
Calgary, AB T2G 3A5
+1 403 984 9800
naiadvent.com

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	\$611 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 \$3,675 per month gross but is willing to sign a new triple net lease at an increased rate with a new owner.

PARKING

3 exclusive parking stalls plus street parking

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