

# Investment Sale

**CROWFOOT**

**AUTO CENTRE**

**CONDO COMPLEX**

**Built in 1995**

**Fully Leased**

**Zoned Dc  
Direct Control 7Z94**

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**141 Crowfoot Way NW**

## TENANT PROFORMA

**Unit #19**

Stay Cool Window Tinting Ltd.  
2,500 sq. ft.  
Net Lease Rate \$20.00 psf  
2 years remaining  
\$50,000.00 income per annum

**Unit #25**

Crowfoot Car Wash  
4,413 sq. ft.  
Net Lease Rate \$22.00 psf  
4 years remaining  
\$97,000.00 income per annum

**ASKING PRICE \$2.7 MILLION DOLLARS**

[www.target-realty.com](http://www.target-realty.com)

## CROWFOOT AUTO CENTRE N.W. CALGARY

