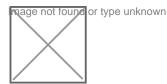


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2312 1 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

24152

MLS ID: A2109095

\$1,399,000



A MIKE FLEMING

2 (403) 863-7217

Michael Fleming Realty Corp.

403-208-3500

2312 1 Street NW, Calgary, Alberta T2M 2T8

Transaction Type

For Sale

Title

Fee Simple

Days On Market

192

Zoning

M-C1

Subdivision

Tuxedo Park

Building Type

Low Rise (2-4 stories)

Year Built

1978

Multi Family

Structure Type

Property Type Commercial

Low Rise (2-4 stories)

Legal Plan 21290 Building Area (Sq. Ft.)

6097.00

Building Area (Sq. M.)

Property Sub Type

566.43

Lot Size (Sq. Ft.)

7814

Lot Size (Acres)

0.18

Footprint (Sq. Ft.)

3048

Construction Type

Cedar, Stucco, Wood Frame

Roof

Asphalt Shingle

Foundation

Poured Concrete

Cooling

None

Heating

Baseboard, Boiler, Natural Gas

Lot Features

Back Lane, City Lot, Level

Access to Property

Gravel Lane, Public, Public

Transportation Nearby

Inclusions

6 fridges, 6 stoves, window coverings

owned by the seller

Restrictions None Known Reports

RPR with Compliance

This is a 6 suite building with a great suite mix. 2 - 1 BR, 4 - 2BR with full parking in the rear. The building has a hands on owner who has looked after the property. There is a south facing patio on the second level. The building is located just 1 block off Center Street north with all its amenities and access to public transportation. Thee Seller has chosen to keep a vacant 2BR suite vacant for most of August for viewing. SEE proforma and RPR in the supplements.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.