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2312 1 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Calgary, Alberta

Listing ID:

24152



MLS ID:


A2109095

\$1,399,000



 **MIKE FLEMING**
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 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	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 2129O	Building Area (Sq. Ft.) 6097.00
Building Area (Sq. M.) 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. The Seller has chosen to keep a vacant 2BR suite vacant for most of August for viewing. SEE proforma and RPR in the supplements.

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