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4607-4611 73 STREET NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Calgary, Alberta

Listing ID:



24595



MLS ID:


A2115681

\$3,565,000



 **SCOTT RUSSELL**
 (403) 874-2381

 MaxWell Canyon Creek
 403-278-8899

 4607-4611 73 Street NW, Calgary , Alberta T3B 2M3

| | | |
|-----------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------|
| Transaction Type For Sale | Days On Market 162 | Zoning M-C1 |
| Subdivision Bowness | Building Type Condo Complex | Year Built 1977 |
| Structure Type Other | Property Type Commercial | Property Sub Type Multi Family |
| Legal Plan 7811038 | Building Area (Sq. Ft.) 11364.00 | Building Area (Sq. M.) 1055.74 |
| Lot Size (Sq. Ft.) 11364 | Lot Size (Acres) 0.26 | Roof See Remarks |
| Foundation See Remarks | Cooling None | Heating Mid Efficiency,Natural Gas |
| Inclusions 12 stoves, 12 Fridges, 12 Furnaces, 12 hot water tanks | Restrictions None Known | Reports Pro-Forma,Rent Roll |

Incredible opportunity to acquire 12 condo-titled townhomes on a massive lot in the heart of Bowness! Each of the 12 townhomes boasts identical 2-bedroom bi-level layouts, featuring 1 full bath and washer/dryer hook-ups, with the option to build a second bathroom. These generously sized units are thoughtfully designed, offering a spacious upper level comprising a living room, kitchen, dining area, and laundry room, while the lower-level hosts two bedrooms with walk-in closets and a full bathroom. This condo-titled building has excellent upside potential, conveniently located just one block away from Bowness High School and the Bowness Community Centre. Situated on a sizable M-C1 lot measuring 120 ft. x 150 ft. The property is fully leased, with each townhome having separate entrances and just over 1000 sq ft of rentable space. Additionally, each unit features its own furnace and hot water tank, with tenants responsible for their own utilities. Rear parking has 12 stalls, each equipped with electrical hook-ups, supplemented by plenty of street parking. Bowness is on the rise as an emerging neighborhood with ongoing new development, due to its close proximity to the Bow River, University of Calgary, Market Mall, and easy access to the Trans-Canada Highway.

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