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933 18 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Calgary, Alberta

Listing ID:

24974



MLS ID:

A2123545

\$2,199,000



 **MIKE FLEMING**
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 Michael Fleming Realty Corp.
 403-208-3500

 933 18 Avenue SW, Calgary , Alberta T2T0H2

Transaction Type For Sale	Title Fee Simple	Days On Market 134
Zoning M-C2	Subdivision Lower Mount Royal	Building Type Free-Standing
Year Built 1912	Structure Type Other	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 4453L	Building Area (Sq. Ft.) 9732.00
Building Area (Sq. M.) 904.12	Lot Size (Sq. Ft.) 5995	Lot Size (Acres) 0.14
Footprint (Sq. Ft.) 3893	Construction Type Brick,Wood Frame	Roof Asphalt Shingle
Foundation Poured Concrete	Heating Forced Air	Lot Features Back Lane,Low Maintenance Landscape,Street Lighting
Access to Property Public,Public Transportation Nearby	Inclusions 8 fridges 8 stoves laundry equipment and window coverings owned by the Seller.	Restrictions None Known
Reports Pro-Forma		

The HARVARD is conveniently located within easy walking distance to the shops and services of 17th Ave. S.W. The well maintained building has 8 large suites. Recent enhancements and renovations include new roof, new gutters, new eavestroughs (Dec 2023), replacement of old steam heat to forced air furnace, extensive electrical upgrading, hardwood floor repairs, new stairs and foyer support, and suite renovation with new bathrooms. There is a attractive, assumable mortgage. See the terms set out in the supplements. Please make offers subject to viewing.

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