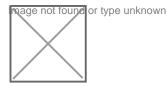


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4404 4 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

25058

MLS ID: A2124323

\$1,250,000



- A KAMIL LALJI
- **2** (403) 294-1500
- □ CIR Realty
- **403-294-1500**
- 4404 4 Street NW, Calgary , Alberta T2K 1A2

**Transaction Type** 

For Sale

**Days On Market** 

Zoning M-C1

Subdivision

Year Built

Structure Type

Highland Park

1963

127

Low Rise (2-4 stories)

**Property Type** 

**Property Sub Type** 

Legal Plan

Commercial

Multi Family

5430HK

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Lot Size (Sq. Ft.)

1830.38

170.05

6103

Inclusions

Lot Size (Acres)

Refrigerator (5), Electric Range (5),

Restrictions Airspace Restriction

0.14

Window Coverings, 1 Shared Washer, 1

Shared Dryer

Reports

Rent Roll, RPR, Title

Great revenue generating property in a convenient inner city location. This fully rented out apartment building backs onto the Highland Park golf course. There are 3 two-bedroom units and 2 one-bedroom units, and a coin-operated shared laundry room. Each suite comes with its own private balcony and an electrolysed parking stall at the rear. All units have been painted and updated accordingly over the years. Roof updated in 2013, boiler system furnace updated in 2014. With favourable access to transit and major thoroughfares including McKnight Blvd NE, this is a worthwhile asset for years to come.

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