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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



 **KAMIL LALJI**
 (403) 294-1500

 CIR Realty
 403-294-1500

 4404 4 Street NW, Calgary , Alberta T2K 1A2

Transaction Type

For Sale

Days On Market

127

Zoning

M-C1

Subdivision

Highland Park

Year Built

1963

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

5430HK

Building Area (Sq. Ft.)

1830.38

Building Area (Sq. M.)

170.05

Lot Size (Sq. Ft.)

6103

Lot Size (Acres)

0.14

InclusionsRefrigerator (5), Electric Range (5),
Window Coverings, 1 Shared Washer, 1
Shared Dryer**Restrictions**

Airspace Restriction

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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