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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

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

Airspace Restriction

**Reports**

Rent Roll,RPR,Title

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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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