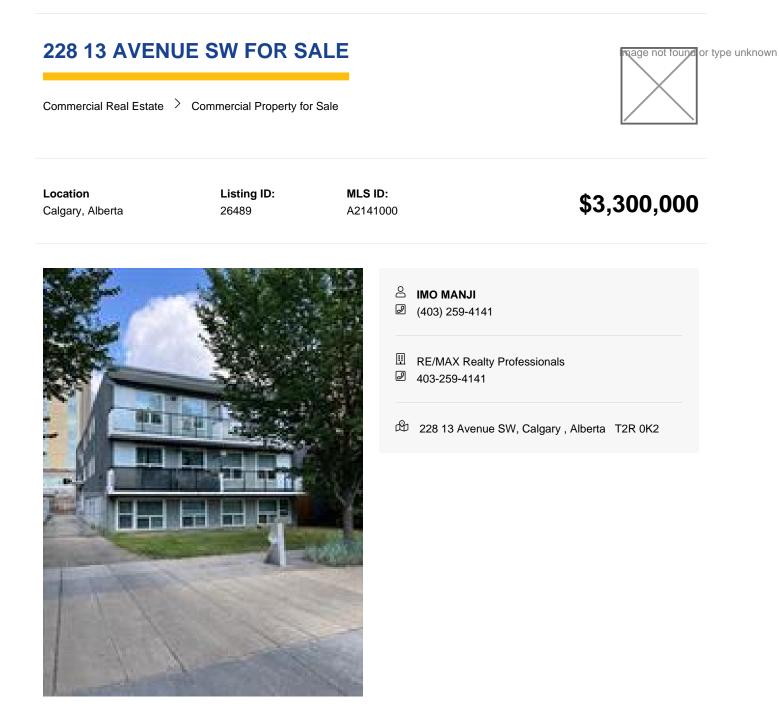


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Transaction Type For Sale

Zoning CC-MH

Year Built 1963

Property Sub Type Multi Family

Building Area (Sq. M.) 1207.73

Construction Type Concrete

Heating Boiler

Reports Pro-Forma Title Fee Simple

Subdivision Beltline

Structure Type Low Rise (2-4 stories)

Legal Plan C

Lot Size (Sq. Ft.) 7007

Roof Other

Inclusions All appliances Days On Market

Building Type Low Rise (2-4 stories)

Property Type Commercial

Building Area (Sq. Ft.) 13000.00

Lot Size (Acres) 0.16

Foundation Poured Concrete

Restrictions None Known

228-13 Ave SW, 10 suite concrete building including 6-2 bedroom, 4-1bedroom units. Totally renovated in last 5 years, including new roof, new flooring, new windows, upgraded intercom system, and total reno of all units including new baths, kitchens, appliance, flooring etc. This 10-unit building is in the heart of the Beltline across from Haultain Park, tennis courts, and is walking distance to all amenities. Great holding property, Room for rental increases, 50x140 ft lot, must be sold with 224-13 Ave SW (MLS A2140999), totalling 100x140 ft lot for future development. Prime location renovated concrete building, great mix, excellent hold!!

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