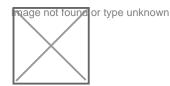


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

733 44 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 26630

MLS ID: A2159950

\$2,590,000



- △ KRISTY FA
- (403) 265-8333
- YMK Real Estate & Management Inc.
- **403-265-8333**
- 733 44 Avenue NW, Calgary , Alberta T2K 0J5

Transaction Type

For Sale

Days On Market

Subdivision

Year Built

Structure Type

Zoning

M-C1

Highwood

1968

Low Rise (2-4 stories)

Property Type Commercial

Property Sub Type

Legal Plan 2862JK

Building Area (Sq. Ft.)

Multi Family

Lot Size (Sq. Ft.)

7700.00

Building Area (Sq. M.) 715.35

12583

Lot Size (Acres)

0.29

Inclusions Fridge, stove Restrictions None Known

Reports

Leases

Great Location! 3 storey apartment condo building next to FFCA school, plaza and located right in the heart of Highwood. Well maintained building with lots of upgrades, newer flooring, fresh paint job, and much more. Renovation to Common area with tiles flooring throughout! This 3 floor high apartments have 9 units which includes 3 x 3 bdrm and 6x 2 bdrm units, minor stairs in front and back but No elevator. All units have a small storage room in suite along with its own furnace. 9 parking stalls in the back assigned to each unit and coin-op laundry in the building. Newer windows throughout; Replacing 2 balconies in the back. Roof on March 2019 been power wash and install liquid applied membrane RC 2000 to the entire 3200sqft roof. Hot water tanks replaced back in Feb 2019 with new Bradford White hot water tank. Each unit has it's own furnace and serviced regularly. In-suite storage and additional storage available in the building. Only 10 minutes drive to U of C, within few minutes drive to safeway and close proximity to future Green-line LRT. All 9 units are tenanted generated over \$12,700 rent per month. Low Maintenance!

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