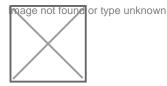


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4211 BOW TRAIL SW FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 28099

MLS ID: A2133493

\$1,550,000



- A MIKE FLEMING
- **2** (403) 863-7217
- Michael Fleming Realty Corp.
- **403-208-3500**
- 4211 Bow Trail SW, Calgary , Alberta T3L 2G1

**Transaction Type** 

For Sale

Title

Days On Market

256

**Zoning** 

M-C1

Subdivision Rosscarrock

Fee Simple

**Building Type** 

Free-Standing,Low Rise (2-4 stories)

Year Built

1970

**Structure Type**Five Plus

Property Type Commercial

**Property Sub Type** 

Multi Family

Legal Plan

Building Area (Sq. Ft.)

5276.00

Building Area (Sq. M.)

490.15

Lot Size (Sq. Ft.)

6243

1362S

Lot Size (Acres)

0.14

Footprint (Sq. Ft.)

2638

Construction Type

Stucco, Wood Frame

Roof

Membrane, See Remarks

Foundation

**Poured Concrete** 

Cooling

None

Heating

Baseboard, Boiler, Natural Gas

Lot Features

Back Lane, City Lot, Near Shopping Center. Near Public Transit

Commercial Amenities

Laundry Facility

**Access to Property** 

Back Alley Access, Gravel Lane, Major Shopping Center, Paved Road, Public

Transportation Nearby

Inclusions

6 fridges, 6 stoves, all laundry equipment and window coverings owned

by the Seller

Restrictions

None Known

Reports

Pro-Forma, RPR with Compliance, Title

6 plex in Rosscarrock 4-1BR, 1 2BR, 1 3BR. The 2 BR is a furnished unit. Owners pay electrical for the 2 BR, tenants pay their own electrical for all other units. There have been many recent cosmetic upgrades to the suites and the exterior landscaping. In 2021 upgrades include a new torch on roof and a new hot water tank. Laundry set of 1 washer and dryer included. It is a 15 minute walk to Westbrook Mall and the CTrain station and good access to the downtown core.

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