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4607-4611 73 STREET NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
28782


MLS ID:
A2172568

\$3,318,000



 **SCOTT RUSSELL**
 (403) 874-2381

 MaxWell Canyon Creek
 403-278-8899


4607-4611 73 Street NW, Calgary , Alberta T3B 2M3

Transaction Type For Sale	Days On Market 109	Zoning M-C1
Subdivision Bowness	Building Type Condo Complex	Year Built 1977
Structure Type Other	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 7811038	Building Area (Sq. Ft.) 538.20	Building Area (Sq. M.) 50.00
Lot Size (Sq. Ft.) 18000	Lot Size (Acres) 0.41	Roof See Remarks
Foundation See Remarks	Cooling None	Heating Mid Efficiency,Natural Gas
Inclusions 12 stoves, 12 fridges, 12 furnaces, 12 hot water tanks	Restrictions None Known	Reports Call Lister

Incredible opportunity to acquire 12 condo-titled townhomes on a massive lot in the heart of Bowness! Each of the 12 townhomes boasts identical 2-bedroom bi-level layouts, featuring 1 full bath and washer/dryer hook-ups, with the option to build a second bathroom. These generously sized units are thoughtfully designed, offering a spacious upper level comprising a living room, kitchen, dining area, and laundry room, while the lower-level hosts two bedrooms with walk-in closets and a full bathroom. This condo-titled building has excellent upside potential, conveniently located less than one block away from Bowness High School and the Bowness Community Centre. Situated on a sizable M-C1 lot measuring 18,000 sqft, 120 ft. x 150 ft. The property is fully leased, with each townhome having separate entrances and just around 950 sqft of rentable space. Additionally, each unit features its own furnace and hot water tank, with tenants responsible for their own utilities. Rear parking has 12 stalls, each equipped with electrical hook-ups, supplemented by plenty of street parking. Bowness is on the rise as an emerging neighborhood with ongoing new development, due to its close proximity to the Bow River, University of Calgary, Market Mall, and easy access to the Trans-Canada Highway.

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