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## 4211 BOW TRAIL SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
29168


**MLS ID:**  
A2191751

**\$1,550,000**



 **MIKE FLEMING**  
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 4211 Bow Trail SW, Calgary , Alberta T3L 2G1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 125
<b>Zoning</b> M-C1	<b>Subdivision</b> Rosscarrock	<b>Building Type</b> Free-Standing,Low Rise (2-4 stories)
<b>Year Built</b> 1970	<b>Structure Type</b> Five Plus	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 1362S	<b>Building Area (Sq. Ft.)</b> 5276.00
<b>Building Area (Sq. M.)</b> 490.15	<b>Lot Size (Sq. Ft.)</b> 6243	<b>Lot Size (Acres)</b> 0.14
<b>Footprint (Sq. Ft.)</b> 2638	<b>Construction Type</b> Stucco,Wood Frame	<b>Roof</b> Membrane,See Remarks
<b>Foundation</b> Poured Concrete	<b>Cooling</b> None	<b>Heating</b> Baseboard,Boiler,Natural Gas
<b>Lot Features</b> Back Lane,City Lot,Near Public Transit,Near Shopping Center	<b>Commercial Amenities</b> Laundry Facility	<b>Access to Property</b> Back Alley Access,Gravel Lane,Major Shopping Center,Paved Road,Public Transportation Nearby
<b>Inclusions</b> 6 fridges, 6 stoves and window coverings owned by the Seller	<b>Restrictions</b> None Known	<b>Reports</b> 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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