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## 2119 5 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Calgary, Alberta



**Listing ID:**  
29198


**MLS ID:**  
A2192060

**\$1,149,900**



 **CHRIS ZAHARKO**  
 (403) 253-1901

 Royal LePage Benchmark  
 403-253-1901

 2119 5 Street SW, Calgary , Alberta T2S 2B5

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 75	<b>Zoning</b> M-CG
<b>Subdivision</b> Cliff Bungalow	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1912
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family
<b>Legal Plan</b> 2112AC	<b>Building Area (Sq. Ft.)</b> 3386.00	<b>Building Area (Sq. M.)</b> 314.57
<b>Lot Size (Sq. Ft.)</b> 4197	<b>Lot Size (Acres)</b> 0.10	<b>Construction Type</b> Vinyl Siding,Wood Frame,Wood Siding
<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete	<b>Cooling</b> None
<b>Heating</b> Boiler,Natural Gas,Steam	<b>Inclusions</b> 6 - Fridge, 5 - Gas Stove, 1 - Electric Stove, 1 - Dishwasher, 2 - Coin Operated Washer, 2 - Coin Operated Dryer	<b>Restrictions</b> Easement Registered On Title,Restrictive Covenant
<b>Reports</b> Aerial Photos,Floor Plans,Rent Roll,Title		

Great Investment Opportunity in the heart of Cliff Bungalow! This well-maintained 6-unit building is an ideal choice for investors seeking a property near all key amenities, transit, universities, and downtown. The building includes 3 two-bedroom units, 2 one-bedroom units, and 1 bachelor unit, plus 3 storage units, a laundry area, and off-street parking for 5 vehicles with plug-ins. Steps from the #3 bus route and with quick access to Erlton C-Train Station, future tenants will enjoy convenient public transport options. The property currently generates a gross annual income of \$94,500 and is located near the shops and restaurants of 17th Ave SW and 4 St SW.

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