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2024 35 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
29209

MLS ID:
A2192306

\$2,300,000



 **JEFF NEUSTAEDTER**
 (403) 278-2900

 RE/MAX First
 403-278-2900

 2024 35 Avenue SW, Calgary , Alberta T2T 2E1

Transaction Type

For Sale

Days On Market

17

Zoning

M-C1

Subdivision

Altadore

Year Built

1970

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

4530AC

Building Area (Sq. Ft.)

7920.00

Building Area (Sq. M.)

735.79

Lot Size (Sq. Ft.)

6996

Lot Size (Acres)

0.16

Construction Type

Brick

Foundation

Poured Concrete

Heating

Boiler,Hot Water

Inclusions

N/A

Restrictions

None Known

Reports

Pro-Forma,Title

Incredible Investment Property in the Heart of Altadore - 8 Units, Prime Location, Exceptional Quality! This remarkable property boasts eight meticulously designed units and offers a prime location with unrivaled access to amenities, top-notch concrete construction, and a host of desirable features. The three, 2 bedroom units with spacious layouts, include a kitchen nook, generous living areas and an office/flex space. Two generously sized bedrooms and a good sized 4pc bathroom complete the 2 bedroom units. Five well-designed 1-bedroom units offer comfortable living spaces with a great sized living room and eating nook. The kitchens are well-appointed with ample storage space. Some key highlights include: Above-Grade Units: All eight units are above grade, ensuring plenty of natural light and ventilation throughout the building. Balconies & Decks: Three 2-bedroom units facing the front boast half balconies for residents to enjoy, while the five 1-bedroom units feature full-length decks. Lower-level units have fully fenced decks, allowing for private outdoor relaxation. The property provides one large parking stall for every unit. Nearly all windows have been recently replaced. Shared laundry facilities and a dedicated bike and storage room offer added value for tenants. Recent upgrades include a new roof in 2017, brand new intercom system that connects directly to tenants' phones along with brand new steel eaves and troughs. With eight thoughtfully designed units, exceptional build quality, and a prime location, don't miss the chance to make this incredible property your next investment.

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