

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.

## 622 2 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
29692

**MLS ID:**  
A2200091

**\$4,340,000**



 **MIKE FLEMING**  
 (403) 863-7217

 Michael Fleming Realty Corp.  
 403-208-3500

 622 2 Avenue NE, Calgary , Alberta T2E 0E8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 25
<b>Zoning</b> MCG	<b>Subdivision</b> Bridgeland/Riverside	<b>Building Type</b> Free-Standing,Low Rise (2-4 stories)
<b>Year Built</b> 1976	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> Plan D	<b>Building Area (Sq. Ft.)</b> 16163.00
<b>Building Area (Sq. M.)</b> 1501.58	<b>Lot Size (Sq. Ft.)</b> 11205	<b>Lot Size (Acres)</b> 0.26
<b>Footprint (Sq. Ft.)</b> 5388	<b>Construction Type</b> Brick,Stucco	<b>Roof</b> Asphalt/Gravel
<b>Foundation</b> Poured Concrete	<b>Cooling</b> ENERGY STAR Qualified Equipment	<b>Heating</b> Boiler,Natural Gas
<b>Lot Features</b> City Lot,Level,Near Public Transit,Street Lighting	<b>Commercial Amenities</b> Intercom	<b>Access to Property</b> Public,Public Transportation Nearby
<b>Inclusions</b> 14 fridges, 14 stoves, all other kitchen appliances owned by the Seller, 13 air conditioners, 13 ensuite laundry and all window coverings owned by the Seller	<b>Restrictions</b> None Known	<b>Reports</b> Pro-Forma,Title

3 story apartment building with 14 suites in Bridgeland. A super mix of 13 - 2 BR and 1 - 1BR apartments. All units are above grade and have a patio or a balcony. 13 of the units and the common area have had major upgrades. The 13 suites have extensive upgrades to the kitchens, appliances, bathrooms, flooring, and have air conditioning and en-suite laundry. Four of the two bedrooms have 2 baths. 622 2nd Ave. is on a large lot with more than full parking. This is an excellent inner city location with great income. Easy access to the downtown core, Memorial Dr and 16 Ave N. The Buyer must qualify and assume the existing mortgage. The Buyer most likely will need to acquire a CMHC 2nd mortgage.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.