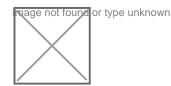


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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



- A MIKE FLEMING
- **2** (403) 863-7217
- Michael Fleming Realty Corp.
- **403-208-3500**
- 622 2 Avenue NE, Calgary, Alberta T2E 0E8

**Transaction Type** 

For Sale

**Zoning** 

MCG

1976

Property Sub Type

Multi Family

Year Built

Building Area (Sq. M.)

1501.58

Footprint (Sq. Ft.)

5388

**Foundation** 

**Poured Concrete** 

Lot Features

City Lot,Level,Near Public Transit,Street

Lighting

Inclusions

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

Title

Fee Simple

Subdivision

Bridgeland/Riverside

Structure Type Low Rise (2-4 stories)

Legal Plan

Lot Size (Sq. Ft.)

11205

Plan D

**Construction Type** 

Brick,Stucco

Cooling

**ENERGY STAR Qualified Equipment** 

**Commercial Amenities** 

Intercom

Restrictions
None Known

**Days On Market** 

25

**Building Type** 

Free-Standing,Low Rise (2-4 stories)

**Property Type** 

Commercial

Building Area (Sq. Ft.)

16163.00

Lot Size (Acres)

0.26

Roof

Asphalt/Gravel

Heating

Boiler, Natural Gas

Access to Property

Public, Public Transportation Nearby

Reports

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 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.

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