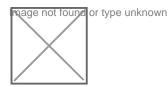


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 434 MEREDITH ROAD NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 29808

MLS ID: A2201568

\$1,295,000



A RACHEL QIN

**403)** 499-8986

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**403-499-8986** 

434 Meredith Road NE, Calgary , Alberta T2E 5A6

**Transaction Type** 

For Sale

Subdivision

Crescent Heights

**Structure Type** 

Multi Unit

Legal Plan

Ε

Lot Size (Sq. Ft.)

6985

Roof

Asphalt Shingle

Heating

Forced Air, Natural Gas

Reports

Aerial Photos, RPR

**Days On Market** 

163

**Building Type**Rooming House

Property Type Commercial

**Building Area (Sq. Ft.)** 

1916.85

Lot Size (Acres)

0.16

Foundation

Poured Concrete, See Remarks

Inclusions

Stove x 2, Refrigerator x 2, washer x 2,

Dryer x 2, Hood Fan

Zoning

MU-2 f4.0h34

Year Built

1944

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

178.08

**Construction Type** 

Wood Frame

Cooling

None

Restrictions

Building Design Size, None Known

Unlimited potential for this mix use MU-2 50'x140' lot located just off Edmonton trail & memorial Dr, right across river from Downtown East Village! Lot is designed to built commercial & residential mixed building with f 4.0 h34. Currently there's a house with back addition divided into 2 units A & B both have tenants occupied. Unit A is an older building (about 600sqft) with vaulted ceilings on main floor and a full basement with one bedroom up, one bedroom down, and a full bathroom. Unit B is an addition with no basement but 2 full bathrooms and 5 bedrooms. Total rental income is \$3045.00. Please do not disturb tenants without an appointment.

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