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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



 **RACHEL QIN**
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 403-499-8986

 434 Meredith Road NE, Calgary , Alberta T2E 5A6

Transaction Type

For Sale

Days On Market

163

Zoning

MU-2 f4.0h34

Subdivision

Crescent Heights

Building Type

Rooming House

Year Built

1944

Structure Type

Multi Unit

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

E

Building Area (Sq. Ft.)

1916.85

Building Area (Sq. M.)

178.08

Lot Size (Sq. Ft.)

6985

Lot Size (Acres)

0.16

Construction Type

Wood Frame

Roof

Asphalt Shingle

Foundation

Poured Concrete,See Remarks

Cooling

None

Heating

Forced Air,Natural Gas

InclusionsStove x 2, Refrigerator x 2, washer x 2,
Dryer x 2, Hood Fan**Restrictions**

Building Design Size,None Known

Reports

Aerial Photos,RPR

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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