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## 4655 37 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta

**Listing ID:**  
30076


**MLS ID:**  
A2208385

**\$4,200,000**



 **ENOCH LUI**  
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 Century 21 Bravo Realty  
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 4655 37 Street SW, Calgary , Alberta T3E 3C8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 31	<b>Zoning</b> C-N2
<b>Subdivision</b> Glamorgan	<b>Year Built</b> 1978	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 3804HK
<b>Building Area (Sq. Ft.)</b> 7431.00	<b>Building Area (Sq. M.)</b> 690.36	<b>Roof</b> Asphalt Shingle
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

((INVESTOR ALERT)) We have a high-income generating strip mall in the heart of SW for sale. Fantastic 5-unit retail commercial building that is fully leased out. Located off 37 street SW and Glenmore Tr SW, this highly visible corner property boasts 16 parking stalls, a nearby bus stop for transit and a short walking distance to Mount Royal university campus. Zoned for Commercial Neighbourhood 2 (C-N2) with a combined total building size of 7,431 SQ FT on a 14,477 SQ FT lot. The building has been owned and well maintained for over 20 years with no major issues. In addition, the seller has completed environmental Phase 1 and 2 last year with no findings. With an exploding Calgary population and demographic that is growing exponentially, here is an opportunity to own a rare commercial strip mall that does not often come around. Surrounded by affluent neighbourhoods and priced at 6% cap rate. Do not miss this if you want to invest into the Calgary market.

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