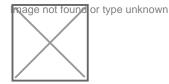


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**(403)** 250-2882

□ Century 21 Bravo Realty

**403-250-2882** 

4655 37 Street SW, Calgary , Alberta T3E 3C8

**Transaction Type** 

For Sale

**Days On Market** 

**Zoning** C-N2

Retail

Subdivision

Glamorgan

Year Built

Structure Type

1978

31

Property Type

Commercial

**Property Sub Type** 

Retail

Legal Plan 3804HK

Building Area (Sq. Ft.)

7431.00

Building Area (Sq. M.)

690.36

Roof

Asphalt Shingle

Inclusions

N/A

Restrictions
None Known

Reports 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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