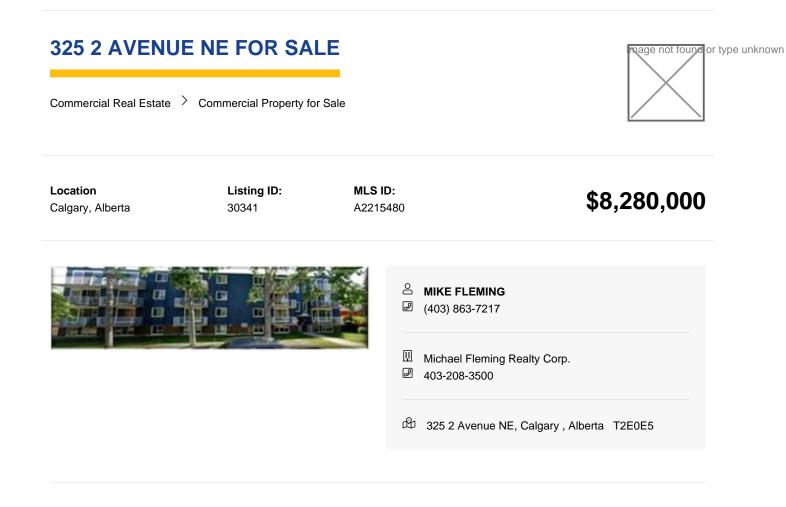


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Transaction Type For Sale

Zoning M-CGd72

Year Built 1973

Property Sub Type Multi Family

Building Area (Sq. M.) 1895.39

Foundation Poured Concrete

Heating Boiler,Natural Gas

Reports Pro-Forma,Title Title Fee Simple

Subdivision Crescent Heights

Structure Type Low Rise (2-4 stories)

Legal Plan W4

Construction Type Brick,Cedar,Wood Frame

Electric 100 Amp Service

Inclusions 32 fridges, 32 stoves, all other kitchen appliances and window coverings owned by the Seller Days On Market

Building Type Low Rise (2-4 stories)

Property Type Commercial

Building Area (Sq. Ft.) 20402.00

Roof Membrane

Cooling None

Restrictions None Known

325 2nd Ave NE - This is the sale of ALL 32 condo units in Condo Plan 9911891. This well maintained building is located in the quiet residential inner city community of Crescent Heights. There is quick access to the downtown core and the excellent amenities of the BRIDGELAND community. Most of the units have extensive renovations; kitchens, bathrooms, appliances, flooring, etc. The roof and windows were replaced within the last 10 years. This size apartment building is perfect for a good resident manager to operate. 31 parking spots at the rear and on east side of the building. OFFERS SUBJECT TO VIEWING

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