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## 1-12, 4607 73 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
30768


**MLS ID:**  
A2225168

**\$3,150,000**



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 1-12, 4607 73 Street NW, Calgary , Alberta T3B2M3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 200
<b>Zoning</b> M-C1	<b>Subdivision</b> Bowness	<b>Building Type</b> Low Rise (2-4 stories)
<b>Year Built</b> 1977	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 7811038	<b>Building Area (Sq. Ft.)</b> 13260.00
<b>Building Area (Sq. M.)</b> 1231.88	<b>Lot Size (Sq. Ft.)</b> 18008	<b>Lot Size (Acres)</b> 0.41
<b>Footprint (Sq. Ft.)</b> 8218	<b>Construction Type</b> Wood Frame	<b>Roof</b> Asphalt Shingle
<b>Cooling</b> None	<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Back Alley Access,Public Transportation Nearby
<b>Inclusions</b> 12 stoves, 12 fridges, 12 hot water tanks, 12 furnaces	<b>Restrictions</b> None Known	<b>Reports</b> None

This is the sale of units 1-12 inclusive in condo plan 7811038. All units are 12 bi-level townhomes, 2 beds and 1 bath, with washer/dryer hook-ups. Tenants pay their own utilities and supply their own washer/dryer. Each unit has its own separate entrance, with around 1100 sqft of rentable space, and its own furnace/hot water tank. M-C1 lot measuring 120 ft. x 150 ft. 12 parking stalls with electrical hook-ups. Bowness is on the rise as an emerging neighborhood with ongoing new development, due to its close proximity to the Bow River, University of Calgary and easy access to the Trans-Canada Highway.

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