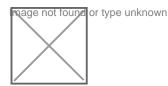


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 30768

MLS ID: A2225168

\$3,318,000



△ JOY DAKLALA

**2** (403) 880-3066

**403-208-3500** 

r<u>M</u>1

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

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

52

Zoning

M-C1

Subdivision

Bowness

**Building Type** 

Low Rise (2-4 stories)

Year Built

Multi Family

1977

Structure Type

Low Rise (2-4 stories)

**Property Type** Commercial

Legal Plan 7811038

Building Area (Sq. Ft.)

13260.00

Building Area (Sq. M.)

**Property Sub Type** 

1231.88

Lot Size (Sq. Ft.)

18008

Lot Size (Acres)

0.41

Footprint (Sq. Ft.)

8218

**Construction Type** 

Wood Frame

Roof

Asphalt Shingle

Cooling

Heating

None Forced Air, Natural Gas **Access to Property** 

Back Alley Access, Public Transportation

Nearby

Inclusions

12 stoves, 12 fridges, 12 hot water tanks, 12 furnaces

Restrictions None Known

Reports 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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