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1-12, 4607 73 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 30768

MLS ID: A2225168

\$3,150,000



△ JOY DAKLALA

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r<u>M</u>1

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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

153

Zoning

M-C1

Subdivision

Bowness

Building Type

Low Rise (2-4 stories)

Year Built

1977

Structure Type

Low Rise (2-4 stories)

Property Type Commercial

Property Sub Type

Multi Family

Legal Plan

Building Area (Sq. Ft.)

7811038

13260.00

Building Area (Sq. M.)

1231.88

Lot Size (Sq. Ft.)

Construction Type

0.41

18008

Roof

Footprint (Sq. Ft.)

8218

Wood Frame

.....

Asphalt Shingle

Lot Size (Acres)

CoolingNone

Heating

Forced Air, Natural Gas

Access to Property

Back Alley Access, Public Transportation

Nearby

Inclusions

12 stoves, 12 fridges, 12 hot water

tanks, 12 furnaces

RestrictionsNone 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. *Seller financing can be discussed.

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