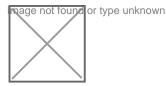


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4515 75 STREET NW FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

31229

MLS ID:

A2236360

\$1,850,000



- **△** BRANDON OLSON
- **2** (403) 547-4102
- Real Estate Professionals Inc.
- **403-547-4102**
- 4515 75 Street NW, Calgary , Alberta T3B2M7

**Transaction Type** 

For Sale

Zoning M-C1

Subdivision **Bowness** 

Year Built

1975

Structure Type

Low Rise (2-4 stories)

**Property Type** Commercial

**Property Sub Type** 

Multi Family

Legal Plan Building Area (Sq. Ft.) 5444FN

8205.00

Building Area (Sq. M.)

762.26

Lot Size (Sq. Ft.)

11248

Lot Size (Acres)

0.26

**Construction Type** 

Wood Frame

Roof Shingle **Foundation** 

Slab

Heating

Baseboard, Boiler

Lot Features

Back Lane

**Access to Property** 

Front and Rear Drive access

Inclusions

8 Refrigerators, 8 Stoves

Restrictions

None Known

Reports

Other Documents

This is a great 8-plex investment property. Well-maintained with 7 two-bedroom units (approx. 800 sqft per) and 1 one-bedroom unit (approx. 600 sqft). Many upgrades including: 2025 boiler; 2024 common area new carpet and fresh paint; 2015 roof, siding, eavestroughs, balconies; 2014 windows. Individual units have had updates between tenants including new flooring and fresh paint in 2 units this year. Common laundry room with Coinomatic. Great location close to transit, parks, schools, shopping, and the community sportsplex. Excellent investment opportunity!

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