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## 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**  
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 Real Estate Professionals Inc.  
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 4515 75 Street NW, Calgary , Alberta T3B2M7

<b>Transaction Type</b> For Sale	<b>Zoning</b> M-C1	<b>Subdivision</b> Bowness
<b>Year Built</b> 1975	<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> 5444FN	<b>Building Area (Sq. Ft.)</b> 8205.00
<b>Building Area (Sq. M.)</b> 762.26	<b>Lot Size (Sq. Ft.)</b> 11248	<b>Lot Size (Acres)</b> 0.26
<b>Construction Type</b> Wood Frame	<b>Roof</b> Shingle	<b>Foundation</b> Slab
<b>Heating</b> Baseboard,Boiler	<b>Lot Features</b> Back Lane	<b>Access to Property</b> Front and Rear Drive access
<b>Inclusions</b> 8 Refrigerators, 8 Stoves	<b>Restrictions</b> None Known	<b>Reports</b> 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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