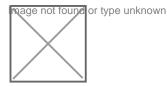


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2312 22 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

31636

MLS ID: A2246876

\$1,750,000

- **△** CHARLES RUSSELL
- **2** (403) 650-2002
- Houston Realty.ca
- **403-245-5245**
- 2312 22 Street NW, Calgary , Alberta T2M 3W4

Transaction Type

For Sale

Days On Market

20

Zoning

M-C1

Subdivision

Banff Trail

Year Built

1958

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan 9110GI

Building Area (Sq. Ft.)

6139.00

Building Area (Sq. M.)

570.33

Inclusions

6 stoves, 6 fridges, 4 dishwashers, 1 washer, 1 dryer, window coverings

Reports

Restrictions None Known Aerial Photos, Annual Property Operating

Data, Information Package, Pro-

Forma, RPR with Compliance, Title

Vintage character 6 suite apartment building in a prime residential location in the core of the popular inner city neighborhood of Banff Trail, huge 80' x 120' lot landscaped with lawns and mature trees with great potential for future development, six large suites with many upgrades and original hardwood floors... 4 x 2 bdrm units at 825 sf and 2 x 1 bdrm units at 625 sf plus a laundry room and a storage locker room, six parking stalls on a concrete pad with plug ins, potential for construction of multiple garages with lofts, major recent building upgrades including a new roof, windows and boiler, four units have dishwashers

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