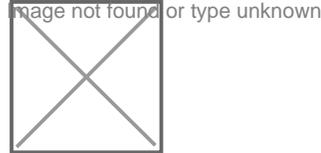


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 12 HUNTLEY CLOSE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
31689

**MLS ID:**  
A2248006

**\$1,650,000**



 **KERRY ROSS**  
 (403) 651-1818

 Real Estate Professionals Inc.  
 403-547-4102

 12 Huntley Close NE, Calgary , Alberta T2K4Z3

**Transaction Type**

For Sale

**Days On Market**

220

**Zoning**

M-C1

**Subdivision**

Huntington Hills

**Building Type**

See Remarks

**Year Built**

1974

**Structure Type**

Five Plus

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

686LK

**Building Area (Sq. Ft.)**

2924.00

**Building Area (Sq. M.)**

271.65

**Lot Size (Sq. Ft.)**

7370

**Lot Size (Acres)**

0.17

**Inclusions**

6 - REFRIGERATORS, 6 - ELECTRIC STOVES, 6 - HOOD FANS, 6 - WASHERS, 6 - DRYERS, ALL WINDOW COVERINGS

**Restrictions**

Airspace Restriction

**Reports**

Call Lister, Title

Attention Investors - An Excellent and Rare Investment Opportunity awaits here with this Impeccably maintained and updated property. This Fully Tenanted 6-Plex is centrally located in the Highly Desirable community of Huntington Hills on a large 67' x 110' lot (7,370 sq. ft.) on a quiet street. This property offers a distinct and unique layout of 6 - 2 bedroom units in a Bi-level style with individual entrances for each layout which eliminates the need for shared common areas within the building. All units are an identical layout with in-suite laundry, a spacious family room with large windows, a cozy fireplace and access to a generous balcony through patio doors and rounding out the main level is a spacious dining room and kitchen. The lower level consists of 2 large bedrooms and a 4 piece bathroom. This extremely well maintained property has undergone recent upgrades for each unit including a new roof in 2020, new windows, patio doors, exterior doors and balconies in 2020 and new furnaces in 2007. Each unit comes with a designated paved parking stall at the rear and there is plenty of street parking for friends and guests. The monthly rental income is approximately \$9000.00. Tenants pay all utilities and are responsible for snow shovelling and lawn maintenance. The owner is responsible for the \$150/month garbage disposal fee (which eliminates the clutter of all the City bins) and an annual insurance cost of \$3700. Ideally located within walking distance to two elementary schools, public transportation, playgrounds, easy access to major transportation routes, shopping malls and the airport, make this 6-plex in Huntington Hills an excellent investment! Call your trusted real estate professional for more information today!

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