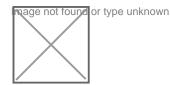


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **515 4 AVENUE NE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 31782

MLS ID: A2250165

\$7,257,800



- △ CHRIS ZAHARKO
- **(403)** 253-1901
- Royal LePage Benchmark
- **403-253-1901**
- 515 4 Avenue NE, Calgary , Alberta T2E 0J9

**Transaction Type** 

For Sale

Zoning

M-C2

Year Built

2016

**Property Sub Type** 

Multi Family

Building Area (Sq. M.)

10059.83

**Foundation** 

**Poured Concrete** 

**Access to Property** 

Accessible to Major Traffic Route, Mixed, Public Transportation

Nearby

Reports

Condo/Strata Bylaws,Leases

Title

Fee Simple

Subdivision

Bridgeland/Riverside

Structure Type

Low Rise (2-4 stories)

Legal Plan

1710246

**Construction Type** 

Cement Fiber Board, Stone, Wood Frame

Heating

Baseboard

Inclusions

22 x Washer/Dryer, 22 x Gas Stove, 22 x Fridge, 22 x Built-In Oven, 22 x Dishwasher, 22 x Hoodfan, all light fixtures, all seller owned window

coverings, 2 x central air units

**Days On Market** 

7

**Building Type** 

Condo Complex, Low Rise (2-4 stories)

**Property Type** 

Commercial

Building Area (Sq. Ft.)

108284.00

Roof

Membrane

Lot Features

Corner Lot, Near Public Transit

Restrictions

Restrictive Covenant, Utility Right Of Way

Incredible Bridgeland Investment Opportunity! This listing includes of 22 of the 82 units (27% of entire building) located in the Victory & Venture building located in the heart of Bridgeland – a popular sought-after inner-city community. An ideal investment in a newer building, built in 2016, this is the first time these 9-year-old units have been offered for sale through the developer. Situated on the corner of 4 Ave NE & Edmonton Tr, directly on the #5 bus route and walking distance to downtown makes this the perfect location for commuters and students. Offering 5 Townhomes, 1 x 3 Bedroom Unit, and 16 x 2 Bedroom units. Each unit has a titled underground parking space and 1 assigned storage unit, gas stove top, electric built-in oven, hood fan, fridge, dishwasher, washer and dryer, quartz countertops, large windows, and sleek cabinetry. 2 of the townhomes have central air. Common area amenities include a roof top terrace with conversation seating and amazing downtown views, bbq area and fire table, a fitness centre with yoga room, dog wash station, bike maintenance area and visitor parking. Your tenants will enjoy all inner city living has to offer including quick access to the river and pathway system, close to all amenities with an off-leash dog park nearby. A 5-minute walk to restaurants, bars, and coffee shops. Ideal opportunity to lease multiple units to corporations for their employees, this is an easy investment with the future potential of selling these separate titled units individually.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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