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1121 37 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32563

MLS ID:
A2265250

\$2,495,000



 **CHRIS ZAHARKO**
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 Royal LePage Benchmark
 403-253-1901

 1121 37 Street SW, Calgary , Alberta T3C 1S5

Transaction Type

For Sale

Days On Market

154

Zoning

M-C2

Subdivision

Rosscarrock

Building Type

Low Rise (2-4 stories)

Year Built

1968

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

3681V

Building Area (Sq. Ft.)

7500.00

Building Area (Sq. M.)

696.77

Lot Size (Sq. Ft.)

6856

Lot Size (Acres)

0.16

Construction Type

Concrete,Stucco

Roof

Flat Torch Membrane

Inclusions

9 x Refridgerator, 9 x Dishwasher, 9 x Stove, 9 x Hoodfan, 6 x Washer/Dryer, 1 Common Washer/Dryer

Restrictions

None Known

Reports

Rent Roll

A great Investment opportunity and Income generating property. This renovated 9-unit concrete building is turnkey and ready for immediate possession. 4 x 2 Bedroom Units, 4 x 1 Bedroom Unit & 1 Bachelor Unit. 100% parking at the rear of the property. Over \$300,000 in recent renovations saw facelifts to all the units including new kitchens, flooring and appliances throughout. 6 units have their own full-sized laundry with free common area laundry for the 3 main floor units. This building is solid concrete with freshly painted stucco siding, new windows and a newer roof (approx. 2 years). Conveniently located across the street from all the amenities of Westbrook Mall and steps to the Westbrook LRT Station makes this the perfect location for students and commuters. Current Rent: \$14,460/ month. Walking distance to Shaganappi Golf Course & Bow River Pathway System. 6 km to the Foothills Medical Centre and University of Calgary Campus. 4km to Downtown & 17th Ave SW. 4 km to Mount Royal University.

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