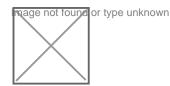


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1121 37 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

32563

MLS ID: A2265250

\$2,600,000



- **△** CHRIS ZAHARKO
- **(403) 253-1901**
- Royal LePage Benchmark
- **403-253-1901**
- 1121 37 Street SW, Calgary , Alberta T3C 1S5

Transaction Type

Subdivision

Rosscarrock

Structure Type

Low Rise (2-4 stories)

Legal Plan

3681V

Lot Size (Sq. Ft.)

6856

Roof

Flat Torch Membrane

Reports Rent Roll

For Sale

58

Days On Market

Building Type Low Rise (2-4 stories)

Property Type

Commercial

Building Area (Sq. Ft.)

Lot Size (Acres) 0.16

7500.00

Inclusions

9 x Refridgerator, 9 x Dishwasher, 9 x

Stove, 9 x Hoodfan, 6 x Washer/Dryer, 1

Common Washer/Dryer

Zoning

M-C2

Year Built

1968

Property Sub Type

Multi Family

Building Area (Sq. M.)

696.77

Construction Type

Concrete.Stucco

Restrictions

None Known

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. 4km to Mount Royal University.

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