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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

**\$2,600,000**



 **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**

58

**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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