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810 DRURY AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

32743

MLS ID: A2268658

\$3,250,000



- △ CHRIS ZAHARKO
- **(403)** 253-1901
- Royal LePage Benchmark
- **403-253-1901**
- 810 Drury Avenue NE, Calgary, Alberta T2E0M2

Transaction Type

For Sale

Days On Market

1

Zoning

R-CG

Subdivision

Bridgeland/Riverside

Year Built

1964

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan 8150AN

Building Area (Sq. Ft.)

10608.00

Building Area (Sq. M.)

985.51

Lot Size (Sq. Ft.)

12927

Lot Size (Acres)

0.30

Construction Type

Brick.Concrete

Roof

Flat Torch Membrane

Foundation

Poured Concrete

Heating

Baseboard, Boiler

Inclusions

12 x Fridge, 12 x Electric Stove, 1 x

Washer, 1 x Dryer

Restrictions
Restrictive Covenant

Reports

Aerial Photos, Leases

The inner city community of Bridgeland is the ideal investment location! This solid concrete, 12 unit building has been well maintained, updated and is fully leased. Comprised of 6 x 2 Units, 5 x 1 Unit and 1 Bachelor Unit. The laundry area is large enough to accommodate additional storage units that could be rented, adding to monthly revenue. Updates include parking lot resurface (2025), new heating boiler (2023) and new hot water tank (2024). The building has all new patio doors, new exterior paint, new paint in all units, new flooring in all units, hallways and laundry area. 11 of the bathrooms have been remodelled and well as 5 of the kitchens. There are 9 parking stalls at the rear of the building with the potential for 12 with reconfiguration. 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, coffee shops and transit.

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