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810 DRURY AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
32743

MLS ID:
A2268658

\$3,250,000



 **CHRIS ZAHARKO**
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 Royal LePage Benchmark
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 810 Drury Avenue NE, Calgary , Alberta T2E0M2

Transaction Type For Sale	Days On Market 183	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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