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2705 38 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

32914

MLS ID: A2271248

\$1,730,000



- **△** CHRIS ZAHARKO
- **(403)** 253-1901
- Royal LePage Benchmark
- **403-253-1901**
- 2705 38 Street SW, Calgary , Alberta T3E3E9

Transaction Type

For Sale

Zoning M-C1 Subdivision Glenbrook

Building Type

Low Rise (2-4 stories)

Year Built

Low Rise (2-4 stories)

Structure Type

Property Type Commercial Property Sub Type Multi Family

1958

Legal Plan 5654HM

Building Area (Sq. Ft.)

67877.22

Building Area (Sq. M.)

Lot Size (Sq. Ft.)

6305.95

9138

Lot Size (Acres)

0.21

Construction Type
Wood Frame

Roof

Flat Torch Membrane

Inclusions

6 x Stove, 6 x Fridge, 4 x Dishwasher, 1

x Washer, 1 x Dryer

Restrictions
Restrictive Covenant

Reports
Aerial Photos

Ideal Multi-Family Investment Opportunity! Well maintained & updated 6 unit building conveniently located in Glenbrook. Comprised of 4 x 2 Bedroom and 2 x 1 Bedroom units, a maintenance room and laundry area. Located on a 77' x 116' corner lot providing ample tenant and/or visitor parking. There is a coin-a-matic laundry, adding to potential monthly revenue. All of the units have been updated or fully renovated. See photos for a list of improvements. There is a 6 space detached garage under separate title. Steps to parks, sports courts, schools and transit. Walking distance to restaurants, pharmacies and other amenities. Minutes to Mount Royal University, Westhills, all the amenities of 17th Ave W and the Downtown Core.

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