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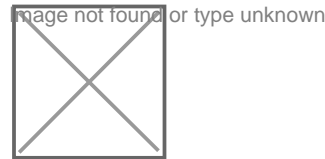
Regional Contact

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2208 20 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Calgary, Alberta

Listing ID:

33059

MLS ID:

A2273108

\$1,750,000



DOUG MACCALLUM
 (403) 969-3583

eXp Realty
 403-262-7653

2208 20 Avenue NW, Calgary , Alberta T2M1J2

Transaction Type For Sale	Days On Market 9	Zoning M-C1
Subdivision Banff Trail	Year Built 1958	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 9110GI
Building Area (Sq. Ft.) 1991.34	Building Area (Sq. M.) 185.00	Lot Size (Sq. Ft.) 7868
Lot Size (Acres) 0.18	Construction Type Brick,Wood Frame	Roof Membrane
Inclusions 6 Fridges 6 Stoves 1 washer 1 Dryer	Restrictions None Known	Reports Pro-Forma,RPR,Title

Exceptional older character 6 Plex Located in a Prime Location in Banff Trail. City View across from a City Park and recreation area and only 5 blocks away from 1 of 3 walkable LRT stations. These units rarely come to market and this one has many upgrades including Windows, Roofing, Kitchens, Bathrooms, and unit Electrical panels. NOTE*** Individual gas meters and furnaces, hot water tanks to each unit. Laundry and Utility room located in lower level. 4 car garage and 2 exterior stalls. Security doors. BBQ area and picnic table for the tenants. 5-2 Bedroom and 1 -1 bedroom units. Possible short term Vendor Take Back by Seller!! Why not create your own living space in the upper two apartments and take advantage of the great View and Location!! Better yet this maybe an excellent condo conversion to consider. DO NOT DISTURB TENANTS - thank you. Expenses (Taxes-Insurance -Garbage - Recycles -Cleaning Services -Summer and Winter Landscaping- Furnace maintenance and common area costs including Water and Sewer for the entire building running Approximately \$28,765 and Rental Income Approximately \$109,620) Viewings please contact your own personal Realtor for access. Limited to Common Area through the Listing Agent. Viewing of Units upon an acceptable Offer and your Due Diligence.

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