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## 1821 17 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
33127


**MLS ID:**  
A2273727

**\$2,820,000**



 **MIKE FLEMING**  
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 Michael Fleming Realty Corp.  
 403-208-3500

 1821 17 Street SW, Calgary , Alberta T2Y 3E5

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 3
<b>Zoning</b> M-C2	<b>Subdivision</b> Bankview	<b>Building Type</b> Low Rise (2-4 stories),Walk-up
<b>Year Built</b> 1960	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 261L	<b>Building Area (Sq. Ft.)</b> 7200.00
<b>Building Area (Sq. M.)</b> 668.90	<b>Lot Size (Sq. Ft.)</b> 6253	<b>Lot Size (Acres)</b> 0.14
<b>Footprint (Sq. Ft.)</b> 2495	<b>Construction Type</b> Brick,Wood Frame	<b>Roof</b> Flat Torch Membrane
<b>Foundation</b> Poured Concrete	<b>Heating</b> Baseboard,Boiler,High Efficiency,Natural Gas	<b>Lot Features</b> Level
<b>Access to Property</b> Paved Road,Public Transportation Nearby	<b>Inclusions</b> 12 fridges, 12 stoves, 12 in suite laundry units, all other kitchen appliances and window dressings owned by the Seller	<b>Restrictions</b> None Known
<b>Reports</b> Pro-Forma,Title		

STONESET is in an excellent location in the SW inner-city community of Bankview. All 12 units and the common areas and mechanical equipment were upgraded and completed in 2021-2022. Upgrades include new sound proofing, new insulation, new windows, new wiring, new plumbing, new heating system, new kitchens, new bathrooms, new flooring with very tasteful decor throughout. This is a must see turn key long term investment. PLEASE NOTE PROFORMA in supplements that include terms of the mortgage that must be assumed.

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