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648 MCDOUGALL ROAD NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
33794

MLS ID:
A2282170

\$1,525,000



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Transaction Type For Sale	Title Fee Simple	Days On Market 96
Zoning M-C2	Subdivision Bridgeland/Riverside	Building Type Condo Complex
Year Built 2018	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 1710146	Building Area (Sq. Ft.) 3810.00
Building Area (Sq. M.) 353.96	Lot Size (Sq. Ft.) 1972	Lot Size (Acres) 0.05
Construction Type Concrete,Metal Siding ,Stucco	Roof Metal	Foundation Poured Concrete
Electric 200 Amp Service	Heating Boiler,In Floor,Natural Gas	Lot Features Back Lane,Backs on to Park/Green Space,Level
Access to Property Paved Road	Inclusions 4 stove, 4 fridge, 4 washer, 4 dryer, 4 hood fan, 4 dishwasher, all furniture	Restrictions See Remarks
Reports Call Lister,Title		

Excellent Bridgeland location, steps to neighbourhood amenities including pubs, restaurants, and local shops. This outstanding four-unit, purpose-built short term rental building offers exceptional rental strategies. Constructed in 2018 to the highest standards, it features full concrete construction with concrete floors and exterior walls on all levels,.The building was designed with a low-maintenance stucco and metal exterior. Built with durability and convenience in mind, the property offers two stairwells (front and back) with metal stairs and railings. Three above-grade units include balconies with downtown views and in-floor heat. Each of the four suites is nearly 1,000 sq. ft., featuring modern industrial/loft-style floor plans and a full appliance package with in-suite laundry (washer/dryer), dishwasher, stove, and refrigerator. The top-floor unit stands out with vaulted ceilings and air conditioning. The building's mechanical is top of the line and well maintained. Nearly 4,000 sq. ft. of developed revenue producing space makes this an excellent revenue property. It could also suit a multi-generational living configuration.

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