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1511 28 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
34016

MLS ID:
A2286334

\$1,549,900



 **ADNAN ASSAF**
 (403) 271-0600

 CIR Realty
 403-271-0600

 1511 28 Avenue SW, Calgary , Alberta T2T 1J3

Transaction Type For Sale	Days On Market 58	Zoning M-C1
Subdivision South Calgary	Year Built 1953	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 4479P
Building Area (Sq. Ft.) 4145.00	Building Area (Sq. M.) 385.08	Construction Type Wood Frame
Roof Membrane	Heating Boiler, Forced Air	Inclusions 6 Fridges, 6 Stoves, Washer, Dryer
Restrictions None Known	Reports Rent Roll	

New price! Priced to sell. Proven long term tenant stability. This is a proven, high demand rental area with consistent tenant appeal, pride of ownership throughout and plenty of room to increase rents. Rare opportunity to own a Prime inner-city 6 -plex in desirable Bankview/South Calgary directly across from Mount Royal. Fully leased with five spacious 2-bedroom units and one 1-bedroom. A history of long-term tenants with virtually no vacancy. Hardwood floors, textured ceilings, and gas stoves in each unit. New Membrane roof (2021). Exceptional location minutes to downtown, close to Mount Royal University, Marda Loop, and 17th Avenue. Walking distance to transit, parks, and library. Rare opportunity to own a stable, easy-to-rent multifamily property in a prestigious location.

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