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## 1917 5 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
34252

**MLS ID:**  
A2290031

**\$2,649,000**



 **MIKE FLEMING**  
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 1917 5 Street SW, Calgary , Alberta T2S 2B2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 62
<b>Zoning</b> M-C2	<b>Subdivision</b> Cliff Bungalow	<b>Building Type</b> Low Rise (2-4 stories)
<b>Year Built</b> 1972	<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> 1913X	<b>Building Area (Sq. Ft.)</b> 7807.80
<b>Building Area (Sq. M.)</b> 725.36	<b>Lot Size (Sq. Ft.)</b> 5747	<b>Lot Size (Acres)</b> 0.13
<b>Footprint (Sq. Ft.)</b> 2230	<b>Construction Type</b> Brick,Stucco	<b>Roof</b> Flat Torch Membrane,Flat
<b>Foundation</b> Poured Concrete	<b>Heating</b> Boiler,Natural Gas	<b>Lot Features</b> City Lot,Near Public Transit,Street Lighting
<b>Inclusions</b> 10 fridges, 10 stoves, and all window coverings owned by the Seller	<b>Restrictions</b> None Known	<b>Reports</b> Pro-Forma,Title

1917 is located in the trendy Cliff Bungalow area with easy access to both 4th St SW and 17 Ave SW amenities. Many recent upgrades to the extra large units in this CLIFF BUNGALOW location . 100% parking. A perfect entry level apartment building for an investor to start to build their multi family portfolio. Do not miss this opportunity to acquire an inner city gem of a building in one of Calgary's best rental location. With its proximity to Mission (4th St SW) and 17th Ave SW lends itself to air b&b possibilities.

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