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4323 75 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Calgary, Alberta

Listing ID:



34680



MLS ID:


A2296391

\$2,149,999



 **PAUL PATERSON**
 (403) 815-2891

 Real Estate Professionals Inc.
 403-547-4102

 4323 75 Street NW, Calgary , Alberta T3B 2M7

Transaction Type For Sale	Title Fee Simple	Days On Market 48
Zoning M-C1	Subdivision Bowness	Year Built 1972
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 5444FN	Building Area (Sq. Ft.) 7919.69	Building Area (Sq. M.) 735.76
Lot Size (Sq. Ft.) 11248	Lot Size (Acres) 0.26	Footprint (Sq. Ft.) 8154
Construction Type Wood Frame	Roof Asphalt Shingle	Foundation Poured Concrete
Heating Baseboard,Boiler	Inclusions Refrigerators (8), Stoves (8), Hood fans (8), Washer & Dryer (Coin operated), Security cameras (6), Security System, Unit & Mail keys (8 sets), Window coverings (all non-tenant owned), Various Maintenance and Repair Items.	Restrictions None Known
Reports Aerial Photos,Encroachment/Relaxation Agreement,Floor Plans,Information Package,Pro-Forma,Rent Roll,RPR with Compliance		

Incredible investment opportunity to own a highly coveted 8-plex, backing onto a park and green space, in the heart of Bowness. This special building has displayed pristine condition for over 40 years. The current owner continued with meticulous pride in ownership after the previous owner who held the property for over 35 years. This buildings has maintained near 100% tenancy since it was purchased and continues to be a sought-after, income producing, building. Featuring 6 - large, 2 bedroom units, and 2 - large, 1 bedroom units, all with their own dedicated balcony, in-suite storage and paved parking stall. The units and common area are in good to great repair with paint, appliances, flooring, fixtures etc. upgraded or replaced as necessary. Additionally, the building has coin operated washer and dryer, plus a security cameras with video surveillance, available on your web connected device. Also included are items in the "general store"; a large storage room the previous owner established that holds a plethora of extra's and maintenance items. 8-plex's rarely hit the market, rarer still, buildings of this quality and marketability.

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