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423 3 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
35087


MLS ID:
A2307281

\$2,600,000



 **SCOTT ARMSTRONG**
 (587) 700-8748

 RE/MAX Complete Realty
 403-930-8555

 423 3 Avenue NE, Calgary , Alberta T2E 0H7

Transaction Type

For Sale

Zoning

M-C2

Subdivision

Crescent Heights

Building Type

Low Rise (2-4 stories),See Remarks

Year Built

1979

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

1332N

Building Area (Sq. Ft.)

8000.00

Building Area (Sq. M.)

743.22

Lot Size (Sq. Ft.)

5984

Lot Size (Acres)

0.14

Parking

10

Construction Type

Concrete

Access to Property

Front and Rear Drive access

Inclusions

10 refrigerators, 10 electric stoves, 10 hood fans.

Restrictions

None Known

Reports

Annual Property Operating
 Data,Appraisal,Call Lister,Environmental
 Phase 1,Financial
 Statements,Information
 Package,Investment Analysis,Leases

Sixteen Juliet doors and balconies bring abundant natural light into the building, enhancing its bright and welcoming atmosphere. This well-maintained, four-storey concrete walk-up features 10 above-grade residential suites with an ideal unit mix: six one-bedrooms, two two-bedrooms, and two three-bedroom suites. Each three-bedroom home includes a four-piece main bath and a two-piece ensuite. All suites offer private balconies, with several enjoying the benefit of two. The property provides 10 energized, assigned parking stalls and 10 storage lockers, along with upgraded hallway flooring, steel doors and frames, and durable concrete construction that supports long-term performance and excellent sound attenuation. Ideally positioned near a full range of amenities, the building offers strong tenant appeal and reliable long-term investment value.

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