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434 MEREDITH ROAD NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
35145

MLS ID:
A2308227

\$1,295,000



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 434 Meredith Road NE, Calgary , Alberta T2E 5A6

Transaction Type For Sale	Days On Market 9	Zoning MU-2 f4.0h34
Subdivision Crescent Heights	Building Type Mixed Use,Rooming House	Year Built 1944
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan E	Building Area (Sq. Ft.) 1916.85	Building Area (Sq. M.) 178.08
Lot Size (Sq. Ft.) 6985	Lot Size (Acres) 0.16	Construction Type Wood Frame
Roof Asphalt Shingle	Foundation Poured Concrete,See Remarks	Cooling None
Heating Forced Air,Natural Gas	Inclusions Stove x 2, Refrigerator x 2, washer x 2, Dryer x 2, Hood Fan	Restrictions Building Design Size,None Known
Reports RPR		

Unlimited potential for this mix use MU-2 50'x140' lot located just off Edmonton trail & memorial Dr, right across river from Downtown East Village! Lot is designed to built commercial & residential mixed building with f 4.0 h34. Currently there's a house with back addition divided into 2 units A & B both have tenants occupied. Unit A is an older building (about 600sqft) with vaulted ceilings on main floor and a full basement with one bedroom up, one bedroom down, and a full bathroom. Unit B is an addition with no basement but 2 full bathrooms and 5 bedrooms. Both Unit A & Unit B are tenants occupied.. Please do not disturb tenants without an appointment.

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