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4211 BOW TRAIL SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
29168

MLS ID:
A2191751

\$1,550,000



 **MIKE FLEMING**
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 4211 Bow Trail SW, Calgary , Alberta T3L 2G1

Transaction Type For Sale	Title Fee Simple	Days On Market 150
Zoning M-C1	Subdivision Rosscarrock	Building Type Free-Standing,Low Rise (2-4 stories)
Year Built 1970	Structure Type Five Plus	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 1362S	Building Area (Sq. Ft.) 5276.00
Building Area (Sq. M.) 490.15	Lot Size (Sq. Ft.) 6243	Lot Size (Acres) 0.14
Footprint (Sq. Ft.) 2638	Construction Type Stucco,Wood Frame	Roof Membrane,See Remarks
Foundation Poured Concrete	Cooling None	Heating Baseboard,Boiler,Natural Gas
Lot Features Back Lane,City Lot,Near Public Transit,Near Shopping Center	Commercial Amenities Laundry Facility	Access to Property Back Alley Access,Gravel Lane,Major Shopping Center,Paved Road,Public Transportation Nearby
Inclusions 6 fridges, 6 stoves and window coverings owned by the Seller	Restrictions None Known	Reports Pro-Forma,RPR with Compliance,Title

6 plex in Rosscarrock 4 -1BR, 1 2BR, 1 3BR. The 2 BR is a furnished unit. Owners pay electrical for the 2 BR, tenants pay their own electrical for all other units. There have been many recent cosmetic upgrades to the suites and the exterior landscaping. In 2021 upgrades include a new torch on roof and a new hot water tank. Laundry set of 1 washer and dryer included. It is a 15 minute walk to Westbrook Mall and the CTrain station and good access to the downtown core.

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