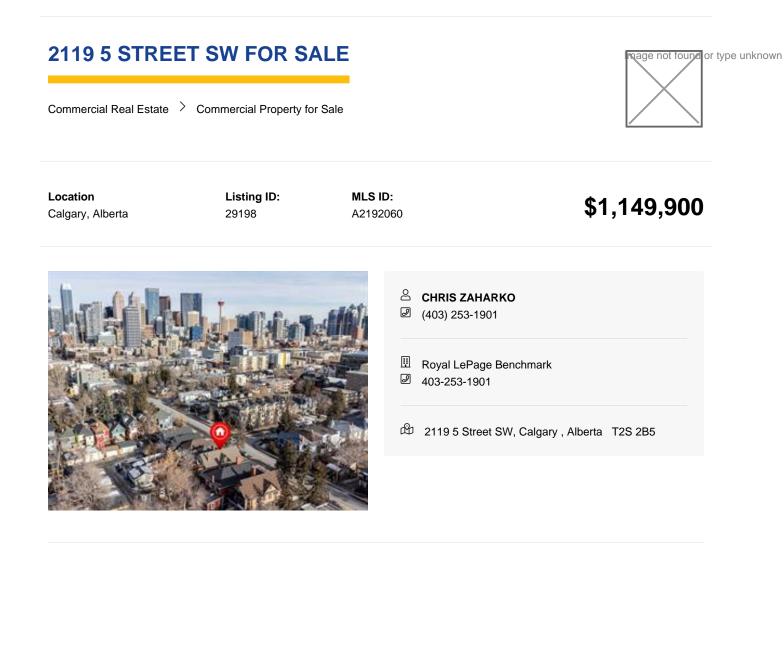


Generated: May 22, 2025, 5:23:49

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Transaction Type For Sale

Subdivision Cliff Bungalow

Structure Type Other

Legal Plan 2112AC

Lot Size (Sq. Ft.) 4197

Roof Asphalt Shingle

Reports

Heating Boiler,Natural Gas,Steam

Aerial Photos, Floor Plans, Rent Roll, Title

Days On Market

Building Type Free-Standing

Property Type Commercial

Building Area (Sq. Ft.) 3386.00

Lot Size (Acres) 0.10

Foundation Poured Concrete

Dryer

Inclusions 6 - Fridge, 5 - Gas Stove, 1 - Electric Stove, 1 - Dishwasher, 2 - Coin Operated Washer, 2 - Coin Operated **Zoning** M-CG

Year Built 1912

Property Sub Type Multi Family

Building Area (Sq. M.) 314.57

Construction Type Vinyl Siding,Wood Frame,Wood Siding

Cooling None

Restrictions Easement Registered On Title,Restrictive Covenant

Great Investment Opportunity in the heart of Cliff Bungalow! This well-maintained 6-unit building is an ideal choice for investors seeking a property near all key amenities, transit, universities, and downtown. The building includes 3 two-bedroom units, 2 one-bedroom units, and 1 bachelor unit, plus 3 storage units, a laundry area, and off-street parking for 5 vehicles with plug-ins. Steps from the #3 bus route and with quick access to Erlton C-Train Station, future tenants will enjoy convenient public transport options. The property currently generates a gross annual income of \$94,500 and is located near the shops and restaurants of 17th Ave SW and 4 St SW.

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