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2119 5 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
29198


MLS ID:
A2192060

\$1,149,900



 **CHRIS ZAHARKO**
 (403) 253-1901

 Royal LePage Benchmark
 403-253-1901

 2119 5 Street SW, Calgary , Alberta T2S 2B5

Transaction Type For Sale	Days On Market 107	Zoning M-CG
Subdivision Cliff Bungalow	Building Type Free-Standing	Year Built 1912
Structure Type Other	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 2112AC	Building Area (Sq. Ft.) 3386.00	Building Area (Sq. M.) 314.57
Lot Size (Sq. Ft.) 4197	Lot Size (Acres) 0.10	Construction Type Vinyl Siding,Wood Frame,Wood Siding
Roof Asphalt Shingle	Foundation Poured Concrete	Cooling None
Heating Boiler,Natural Gas,Steam	Inclusions 6 - Fridge, 5 - Gas Stove, 1 - Electric Stove, 1 - Dishwasher, 2 - Coin Operated Washer, 2 - Coin Operated Dryer	Restrictions Easement Registered On Title,Restrictive Covenant
Reports Aerial Photos,Floor Plans,Rent Roll,Title		

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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