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4655 37 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta

Listing ID:
30076


MLS ID:
A2208385

\$4,200,000



 **ENOCH LUI**
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 Century 21 Bravo Realty
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 4655 37 Street SW, Calgary , Alberta T3E 3C8

Transaction Type For Sale	Days On Market 46	Zoning C-N2
Subdivision Glamorgan	Year Built 1978	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 3804HK
Building Area (Sq. Ft.) 7431.00	Building Area (Sq. M.) 690.36	Roof Asphalt Shingle
Inclusions N/A	Restrictions None Known	Reports None

((INVESTOR ALERT)) We have a high-income generating strip mall in the heart of SW for sale. Fantastic 5-unit retail commercial building that is fully leased out. Located off 37 street SW and Glenmore Tr SW, this highly visible corner property boasts 16 parking stalls, a nearby bus stop for transit and a short walking distance to Mount Royal university campus. Zoned for Commercial Neighbourhood 2 (C-N2) with a combined total building size of 7,431 SQ FT on a 14,477 SQ FT lot. The building has been owned and well maintained for over 20 years with no major issues. In addition, the seller has completed environmental Phase 1 and 2 last year with no findings. With an exploding Calgary population and demographic that is growing exponentially, here is an opportunity to own a rare commercial strip mall that does not often come around. Surrounded by affluent neighbourhoods and priced at 6% cap rate. Do not miss this if you want to invest into the Calgary market.

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