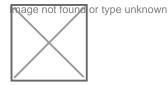


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325 2 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 30341

MLS ID: A2215480

\$8,280,000



[△] MIKE FLEMING

(403) 863-7217

Michael Fleming Realty Corp.

403-208-3500

325 2 Avenue NE, Calgary , Alberta T2E0E5

Transaction Type

For Sale

Title

W4

Days On Market

Fee Simple

Zoning

Year Built

1973

Subdivision

Low Rise (2-4 stories)

M-CGd72

Crescent Heights

Structure Type Low Rise (2-4 stories) **Property Type** Commercial

Building Type

Property Sub Type

Multi Family

Legal Plan Building Area (Sq. Ft.)

20402.00

Building Area (Sq. M.)

1895.39

Construction Type Brick, Cedar, Wood Frame Roof

Foundation

Electric

Cooling None

Membrane

Poured Concrete 100 Amp Service

Inclusions

Heating Boiler, Natural Gas

32 fridges, 32 stoves, all other kitchen appliances and window coverings

owned by the Seller

Restrictions None Known

Reports

Pro-Forma, Title

325 2nd Ave NE - This is the sale of ALL 32 condo units in Condo Plan 9911891. This well maintained building is located in the quiet residential inner city community of Crescent Heights. There is quick access to the downtown core and the excellent amenities of the BRIDGELAND community. Most of the units have extensive renovations; kitchens, bathrooms, appliances, flooring, etc. The roof and windows were replaced within the last 10 years. This size apartment building is perfect for a good resident manager to operate. 31 parking spots at the rear and on east side of the building. OFFERS SUBJECT TO VIEWING

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