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## 325 2 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
30341


**MLS ID:**  
A2215480

**\$8,280,000**



 **MIKE FLEMING**  
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 Michael Fleming Realty Corp.  
 403-208-3500

 325 2 Avenue NE, Calgary , Alberta T2E0E5

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> M-CGd72	<b>Subdivision</b> Crescent Heights	<b>Building Type</b> Low Rise (2-4 stories)
<b>Year Built</b> 1973	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> W4	<b>Building Area (Sq. Ft.)</b> 20402.00
<b>Building Area (Sq. M.)</b> 1895.39	<b>Construction Type</b> Brick,Cedar,Wood Frame	<b>Roof</b> Membrane
<b>Foundation</b> Poured Concrete	<b>Electric</b> 100 Amp Service	<b>Cooling</b> None
<b>Heating</b> Boiler,Natural Gas	<b>Inclusions</b> 32 fridges, 32 stoves, all other kitchen appliances and window coverings owned by the Seller	<b>Restrictions</b> None Known
<b>Reports</b> 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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