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1-12, 4607 73 STREET NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
30768


MLS ID:
A2225168

\$2,999,000



 **JOY DAKLALA**
 (403) 880-3066

 Michael Fleming Realty Corp.
 403-208-3500

 1-12, 4607 73 Street NW, Calgary , Alberta T3B2M3

Transaction Type For Sale	Title Fee Simple	Days On Market 378
Zoning M-C1	Subdivision Bowness	Building Type Low Rise (2-4 stories)
Year Built 1977	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 7811038	Building Area (Sq. Ft.) 13260.00
Building Area (Sq. M.) 1231.88	Lot Size (Sq. Ft.) 18008	Lot Size (Acres) 0.41
Footprint (Sq. Ft.) 8218	Construction Type Wood Frame	Roof Asphalt Shingle
Cooling None	Heating Forced Air,Natural Gas	Access to Property Back Alley Access,Public Transportation Nearby
Inclusions 12 stoves, 12 fridges, 12 hot water tanks, 12 furnaces	Restrictions None Known	Reports None

This is the sale of units 1-12 inclusive in condo plan 7811038. All units are 12 bi-level townhomes, 2 beds and 1 bath, with washer/dryer hook-ups. Tenants pay their own utilities and supply their own washer/dryer. Each unit has its own separate entrance, with around 1100 sqft of rentable space, and its own furnace/hot water tank. M-C1 lot measuring 120 ft. x 150 ft. 12 parking stalls with electrical hook-ups. Bowness is on the rise as an emerging neighborhood with ongoing new development, due to its close proximity to the Bow River, University of Calgary and easy access to the Trans-Canada Highway.

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