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4515 75 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
31229


MLS ID:
A2236360

\$1,850,000



 **BRANDON OLSON**
 (403) 547-4102

 Real Estate Professionals Inc.
 403-547-4102

 4515 75 Street NW, Calgary , Alberta T3B2M7

Transaction Type

For Sale

Days On Market

1

Zoning

M-C1

Subdivision

Bowness

Year Built

1975

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

5444FN

Building Area (Sq. Ft.)

8205.00

Building Area (Sq. M.)

762.26

Lot Size (Sq. Ft.)

11248

Lot Size (Acres)

0.26

Construction Type

Wood Frame

Roof

Shingle

Foundation

Slab

Heating

Baseboard,Boiler

Lot Features

Back Lane

Access to Property

Front and Rear Drive access

Inclusions

8 Refrigerators, 8 Stoves

Restrictions

None Known

Reports

Other Documents

This is a great 8-plex investment property. Well-maintained with 7 two-bedroom units (approx. 800 sqft per) and 1 one-bedroom unit (approx. 600 sqft). Many upgrades including: 2025 boiler; 2024 common area new carpet and fresh paint; 2015 roof, siding, eavestroughs, balconies; 2014 windows. Individual units have had updates between tenants including new flooring and fresh paint in 2 units this year. Common laundry room with Coinomatic. Great location close to transit, parks, schools, shopping, and the community sportsplex. Excellent investment opportunity!

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