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12 HUNTLEY CLOSE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31689

MLS ID:
A2248006

\$1,650,000



👤 **KERRY ROSS**
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📍 12 Huntley Close NE, Calgary , Alberta T2K4Z3

Transaction Type	Days On Market	Zoning
For Sale	147	M-C1
Subdivision	Building Type	Year Built
Huntington Hills	See Remarks	1974
Structure Type	Property Type	Property Sub Type
Five Plus	Commercial	Multi Family
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
686LK	2924.00	271.65
Inclusions		
Lot Size (Sq. Ft.)	Lot Size (Acres)	6 - REFRIGERATORS, 6 - ELECTRIC STOVES, 6 - HOOD FANS, 6 - WASHERS, 6 - DRYERS, ALL WINDOW COVERINGS
Lot Size (Sq. Ft.)	Lot Size (Acres)	7370 0.17
Restrictions	Reports	
Airspace Restriction	Call Lister, Title	

Attention Investors - An Excellent and Rare Investment Opportunity awaits here with this Impeccably maintained and updated property. This Fully Tenanted 6-Plex is centrally located in the Highly Desirable community of Huntington Hills on a large 67' x 110' lot (7,370 sq. ft.) on a quiet street. This property offers a distinct and unique layout of 6 - 2 bedroom units in a Bi-level style with individual entrances for each layout which eliminates the need for shared common areas within the building. All units are an identical layout with in-suite laundry, a spacious family room with large windows, a cozy fireplace and access to a generous balcony through patio doors and rounding out the main level is a spacious dining room and kitchen. The lower level consists of 2 large bedrooms and a 4 piece bathroom. This extremely well maintained property has undergone recent upgrades for each unit including a new roof in 2020, new windows, patio doors, exterior doors and balconies in 2020 and new furnaces in 2007. Each unit comes with a designated paved parking stall at the rear and there is plenty of street parking for friends and guests. The monthly rental income is approximately \$9000.00. Tenants pay all utilities and are responsible for snow shovelling and lawn maintenance. The owner is responsible for the \$150/month garbage disposal fee (which eliminates the clutter of all the City bins) and an annual insurance cost of \$3700. Ideally located within walking distance to two elementary schools, public transportation, playgrounds, easy access to major transportation routes, shopping malls and the airport, make this 6-plex in Huntington Hills an excellent investment! Call your trusted real estate professional for more information today!

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