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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 For Sale	Days On Market 207	Zoning M-C1
Subdivision Huntington Hills	Building Type See Remarks	Year Built 1974
Structure Type Five Plus	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 686LK	Building Area (Sq. Ft.) 2924.00	Building Area (Sq. M.) 271.65
Lot Size (Sq. Ft.) 7370	Lot Size (Acres) 0.17	Inclusions 6 - REFRIGERATORS, 6 - ELECTRIC STOVES, 6 - HOOD FANS, 6 - WASHERS, 6 - DRYERS, ALL WINDOW COVERINGS
Restrictions Airspace Restriction	Reports 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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