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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



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- **403-547-4102**
- 12 Huntley Close NE, Calgary , Alberta T2K4Z3

**Transaction Type** 

For Sale

**Days On Market** 

85

Zoning

M-C1

1974

Subdivision

**Huntington Hills** 

**Building Type** See Remarks

Year Built

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

Inclusions

Lot Size (Sq. Ft.)

7370

Lot Size (Acres)

0.17

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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