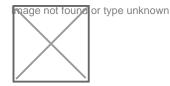


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

303 WADDY LANE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Strathmore, Alberta Listing ID: 31722 MLS ID: A2246252

\$3,500,000



A KAMIL LALJI

2 (403) 383-1579

□ CIR Realty

403-294-1500

303 Waddy Lane , Strathmore , Alberta T1P 1A4

Transaction Type

For Sale

Days On Market

2

Zoning

R1

Subdivision

Downtown_Strathmore

Building Type

Low Rise (2-4 stories)

Year Built

2017

Structure Type

Low Rise (2-4 stories)

Property Type Commercial Property Sub Type

Multi Family

Legal Plan

Building Area (Sq. Ft.)

Building Area (Sq. M.) 1744.05

2131JK

18773.00

Inclusions

Lot Size (Sq. Ft.)

12518

Lot Size (Acres)

0.29

Dryer (12), Electric Range(12), Microwave Hood Fan(12), Refrigerator(12), Washer(12),

Dishwasher(12)

Restrictions
None Known

Reports

Pro-Forma

Great revenue generating property in a the heart of Strathmore, only a 45 minute drive from Calgary's core. This low rise apartment building is centrally located, mere steps away from downtown amenities, walking distance to a variety of parks, schools, the public library, and minutes from Strathmore Golf Club. Consisting of 12 two-bedroom one bathroom units across three levels, with all third floor units boasting expansive vaulted ceilings. Each comes with in-suite laundry, an extra large secured storage locker, and an energized parking stall at the rear. Built in 2017 and kept in impeccable condition ever since, this is a worthwhile asset for years to come. Units are characterized by massive windows, open floorplans, designer chestnut cabinetry, quartz countertops, stainless steel appliances and double vanities. With a versatile living/dining area, large closets and rooms big enough to fit king-sized beds, these suites are extremely attractive to an array of lifestyles. The building itself is quiet, well-maintained, and includes a highly efficient monitoring and buzzer system. Easily accessible to the Trans Canada Highway for a swift commute or visit to Calgary, and the surrounding natural beauty of Southern Alberta. Now is the time to invest in an up and coming community with tons of potential. Building was recently condo converted and there are now 12 individual titles.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.