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2712/2716 BRENTWOOD BOULEVARD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
31745


MLS ID:
A2249481

\$2,985,000



 **JONATHAN PENDLEBURY**
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 Real Broker
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 2712/2716 Brentwood Boulevard NW, Calgary , Alberta T2L 1J4

Transaction Type For Sale	Title Fee Simple	Days On Market 38
Zoning M-C1	Subdivision Brentwood	Building Type Low Rise (2-4 stories)
Year Built 1960	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 1796HV	Building Area (Sq. Ft.) 9600.00
Building Area (Sq. M.) 891.86	Lot Size (Sq. Ft.) 16253	Lot Size (Acres) 0.37
Footprint (Sq. Ft.) 4800	Construction Type Brick,Stucco,Wood Frame	Roof Tar/Gravel
Foundation Poured Concrete	Cooling None	Heating Baseboard,Hot Water
Inclusions All appliances in the building are included AS-IS, WHERE IS	Restrictions Pets Allowed	Reports Title

Situated in the inner-city community of Brentwood, this multi-family property offers an exceptional investment opportunity. The offering includes two 6-unit buildings, each comprising approximately 4,800 square feet of well-designed living space, for a total of 12 units. These buildings are solid and well-maintained. The unit mix is ideal for rental flexibility, consisting of 6 one-bedroom units, 4 two-bedroom units, and 2 bachelor suites. Please note that the kitchens in all units are not equipped with exhaust fans. The site spans 0.37 acres in a rectangular configuration and is fully serviced by the municipality. Zoned M-C1 (Multi-Residential – Contextual Low Profile), the property is well-positioned for 3 to 4-storey apartment buildings or townhouses, offering future development potential. Located along Brentwood Blvd NW, this property benefits from proximity to transit, schools, shopping, and the University of Calgary—making it a desirable choice for both tenants and investors alike.

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