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515 4 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31782

MLS ID:
A2250165

\$6,578,000



 **CHRIS ZAHARKO**
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 Royal LePage Benchmark
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 515 4 Avenue NE, Calgary , Alberta T2E 0J9

Transaction Type	Title	Days On Market
For Sale	Fee Simple	164
Zoning	Subdivision	Building Type
M-C2	Bridgeland/Riverside	Condo Complex,Low Rise (2-4 stories)
Year Built	Structure Type	Property Type
2016	Low Rise (2-4 stories)	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Multi Family	1710246	108284.00
Building Area (Sq. M.)	Construction Type	Roof
10059.83	Cement Fiber Board,Stone,Wood Frame	Membrane
Foundation	Heating	Lot Features
Poured Concrete	Baseboard	Corner Lot,Near Public Transit
Access to Property	Inclusions	Restrictions
Accessible to Major Traffic	22 x Washer/Dryer, 22 x Gas Stove, 22 x Fridge, 22 x Built-In Oven, 22 x Dishwasher, 22 x Hoodfan, all light fixtures, all seller owned window coverings, 2 x central air units	Restrictive Covenant,Utility Right Of Way
Route,Mixed,Public Transportation		
Nearby		

Reports

Condo/Strata Bylaws,Leases

Incredible Bridgeland Investment Opportunity! This listing includes of 22 of the 82 units (27% of entire building) located in the Victory & Venture building located in the heart of Bridgeland – a popular sought-after inner-city community. An ideal investment in a newer building, built in 2016, this is the first time these 9-year-old units have been offered for sale through the developer. Situated on the corner of 4 Ave NE & Edmonton Tr, directly on the #5 bus route and walking distance to downtown makes this the perfect location for commuters and students. Offering 5 Townhomes, 1 x 3 Bedroom Unit, and 16 x 2 Bedroom units. Each unit has a titled underground parking space and 1 assigned storage unit, gas stove top, electric built-in oven, hood fan, fridge, dishwasher, washer and dryer, quartz countertops, large windows, and sleek cabinetry. 2 of the townhomes have central air. Common area amenities include a roof top terrace with conversation seating and amazing downtown views, bbq area and fire table, a fitness centre with yoga room, dog wash station, bike maintenance area and visitor parking. Your tenants will enjoy all inner city living has to offer including quick access to the river and pathway system, close to all amenities with an off-leash dog park nearby. A 5-minute walk to restaurants, bars, and coffee shops. Ideal opportunity to lease multiple units to corporations for their employees, this is an easy investment with the future potential of selling these separate titled units individually.

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