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## 2812 33 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
32244

**MLS ID:**  
A2259396

**\$1,765,000**



 **AKBAR NIMJI**  
 (403) 263-4101

 RE/MAX Realty Professionals  
 403-259-4141

 2812 33 Street SW, Calgary , Alberta T3E2T6

**Transaction Type**

For Sale

**Days On Market**

2

**Zoning**

M-C1

**Subdivision**

Killarney/Glengarry

**Building Type**

Free-Standing,Walk-up

**Year Built**

1962

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

732GN

**Building Area (Sq. Ft.)**

3452.12

**Building Area (Sq. M.)**

320.71

**Lot Size (Sq. Ft.)**

6953

**Lot Size (Acres)**

0.16

**Roof**

Flat

**Foundation**

Poured Concrete

**Heating**

Baseboard,Hot Water,Natural Gas

**Inclusions**8 FRIDGES, 8 STOVES, ALL LIGHT  
FIXTURES AND OWNED CUSTOM  
WINDOW COVERINGS**Restrictions**

None Known

**Reports**

RPR

An excellent opportunity to own a phenomenal 8 plex investment. Located in the Heart of Killarney, in a fantastic location. Steps to restaurants, cafe's, parks and schools, as well as transit. This well managed, and maintained building has had very stable tenancy for the past many years. Featuring 4 large 2 bedrooms suites, (east facing) and 4 large one bedrooms. (west facing) All units except two lower ones have huge storage and or den areas. 2 bedroom units boast approx 850 square feet of space, and approx 600-700 square feet of space respectively for the one bedroom units. All units have large picture windows, flooding the suites with natural light. Updates include bathrooms, all laminate flooring, and all updated appliances. Picture show unit 6 with all other to identical in updates and finishings. The owner has kept the mid century kitchens, which can easily be refinished, and is very popular with tenants. Updates include all updated windows, roof, boiler, hot water tank, common area carpets. Mid century brick facade which always looks great. On site coin op laundry managed by coinamatic. Full parking with alley access. Good Tenant profiles. An excellent turn-key investment in a prime location, on a large lot with possible re-zoning for higher density for future re development. Please do not approach tenants. Proforma with environmental available.

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