

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.

6240 18A STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Calgary, Alberta



Listing ID:
32331


MLS ID:
A2261107

\$4,000,000



 **DARYA PFUND**
 (888) 323-1998

 **Easy List Realty**
 888-323-1998

 6240 18A Street SE, Calgary , Alberta T2C 0B9

Transaction Type

For Sale

Days On Market

123

Zoning

HGO

Subdivision

Ogden

Year Built

2025

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

2515AM

Building Area (Sq. Ft.)

9902.00

Building Area (Sq. M.)

919.92

InclusionsRefrigerator x 10; Dishwasher x 10;
Microwave x 10; Range x 10; Washer x
10; Dryer x 10**Restrictions**

Airspace Restriction,Park Approval

ReportsChattel/Equipment,Formal Lease,Incl.
GST w/ Rebate to
Builder,RPR,Subdivision Plans,Surface
Leases,Title Insurance,Unaudited
Financial Stmnts

For more information, please click the "More Information" button. A brand new concrete building including suspended slab concrete main floor and 2 concrete firewall party walls. Well located a mere 600m from the future Pop Davies Green Line Station. The building is clad in long-life exterior finishes with beautiful stucco and brick work alternating between units. Upper Townhomes feature engineered hardwood flooring, high quality appliance set including gas ranges, dishwashers, microwave, French door fridge and full size washer/ dryer with gas dryers. Quartz counters, commercial champagne bronze Delta fixtures and custom lighting. Stain-resistant carpet throughout the upper floor and beautiful tile work in all the bathrooms. The 3 bedroom, 2.5 bath floor plans provide ample space for families, small or large, and the addition of 400+ sq ft beautiful, private use, low maintenance rooftop patios nestled into the tree line of Lynnwood's mature streetscape, are an added bonus that will keep tenants for the long term. Lower Garden Suites: the lower garden suites, of approx 600 sq ft plus the private use lower patios of 240 sq ft, have great, private access. The patios are fully serviced with gas and water creating cozy personal spaces begging for an individual touch. The interior of the units feature very similar high quality finishes noting hardwood is substituted for waterproof vinyl as the units are heated by radiant floor heat, driven by a Navien combi-boiler/ HRV. The bathroom is spacious, features more tile work and a soaker, acrylic bathtub. The Delta fixtures are carried from the upper units as is the custom lighting. The property is further complimented by a detached, 5 car, heated and shared garage; stalls are assigned to the 5 upper townhomes only; lower garden suites are street parking of which there is plenty. The property currently qualifies for CMHC MLI Select financing but if we don't get a reasonable offer in the next 30 days, we will be condominiumizing the property and selling the units separately. The property is zoned HGO so the lower units can be sold separately (read- 10 titles). For the savvy investor, this investment is priced to allow solid appreciation into the completion of the Green Line while holding with positive cashflow under CMHC financing. Draft Condo plan and all draft condo documents are included with the sale. What an opportunity! See the timeless value that Heirloom Homes delivers in the highly prospective community of Lynnwood/ Ogden!

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.