

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.

1321 18 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Didsbury, Alberta

Listing ID:
32652

MLS ID:
A2266896

\$2,575,000



 **TIMOTHY REID**
 (403) 371-2731

 Comox Realty
 403-456-3688

 1321 18 Avenue , Didsbury , Alberta T0M 0W0

Transaction Type For Sale	Title Fee Simple	Days On Market 99
Zoning R5	Subdivision NONE	Year Built 2011
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 1113215	Building Area (Sq. Ft.) 9283.00	Building Area (Sq. M.) 862.41
Construction Type Wood Frame	Roof Asphalt Shingle	Foundation Slab
Heating Boiler,In Floor,Natural Gas	Inclusions 12 Stoves, 12 dishwashers, 12 fridges, 12 washers, 12 dryers, 12 microwaves	Restrictions Encroachment
Reports Other Documents,Tenancy Schedule		

Your next investment is waiting for you in the stable high-rental demand community of Didsbury! This condo-grade building which has 12 separate titles allowing for flexibility for investors, high end finishings and generously sized units, plus common room for tenants to enjoy. Building features an elevator which allows for all demographics to conveniently access their units which are 8 - 2 bed 1 bath units and 4 1 bed plus den which can be used as office or flex room. In floor heating keeps the building heating efficient, extra sound insulation in walls helps the tenants stay comfortable, with full parking + street parking tenants and guests can always find a space. Robust mechanical design including backup power for 30 minutes in case of emergency, as well as a sprinkler system for fire suppression. This sale also INCLUDES the adjacent lot in the price and development approvals for a 17 unit building, which could be amended to suit a different floor plan subject to additional municipal approval! Contact your favorite agent to get additional detail. Seller may consider Vendor financing OAC*.

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.