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## 810 DRURY AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
32743

**MLS ID:**  
A2268658

**\$3,250,000**



 **CHRIS ZAHARKO**  
 (403) 253-1901

 Royal LePage Benchmark  
 403-253-1901

 810 Drury Avenue NE, Calgary , Alberta T2E0M2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 149	<b>Zoning</b> R-CG
<b>Subdivision</b> Bridgeland/Riverside	<b>Year Built</b> 1964	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 8150AN
<b>Building Area (Sq. Ft.)</b> 10608.00	<b>Building Area (Sq. M.)</b> 985.51	<b>Lot Size (Sq. Ft.)</b> 12927
<b>Lot Size (Acres)</b> 0.30	<b>Construction Type</b> Brick,Concrete	<b>Roof</b> Flat Torch Membrane
<b>Foundation</b> Poured Concrete	<b>Heating</b> Baseboard,Boiler	<b>Inclusions</b> 12 x Fridge, 12 x Electric Stove, 1 x Washer, 1 x Dryer
<b>Restrictions</b> Restrictive Covenant	<b>Reports</b> Aerial Photos,Leases	

The inner city community of Bridgeland is the ideal investment location! This solid concrete, 12 unit building has been well maintained, updated and is fully leased. Comprised of 6 x 2 Units, 5 x 1 Unit and 1 Bachelor Unit. The laundry area is large enough to accommodate additional storage units that could be rented, adding to monthly revenue. Updates include parking lot resurface (2025), new heating boiler (2023) and new hot water tank (2024). The building has all new patio doors, new exterior paint, new paint in all units, new flooring in all units, hallways and laundry area. 11 of the bathrooms have been remodelled and well as 5 of the kitchens. There are 9 parking stalls at the rear of the building with the potential for 12 with reconfiguration. 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, coffee shops and transit.

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