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## 2705 38 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
32914

**MLS ID:**  
A2271248

**\$1,730,000**



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

 Royal LePage Benchmark  
 403-253-1901

 2705 38 Street SW, Calgary , Alberta T3E3E9

**Transaction Type**

For Sale

**Days On Market**

169

**Zoning**

M-C1

**Subdivision**

Glenbrook

**Building Type**

Low Rise (2-4 stories)

**Year Built**

1958

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

5654HM

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

67877.22

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

6305.95

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

9138

**Lot Size (Acres)**

0.21

**Construction Type**

Wood Frame

**Roof**

Flat Torch Membrane

**Inclusions**

6 x Stove, 6 x Fridge, 4 x Dishwasher, 1 x Washer, 1 x Dryer

**Restrictions**

Restrictive Covenant

**Reports**

Aerial Photos

Ideal Multi-Family Investment Opportunity! Well maintained & updated 6 unit building conveniently located in Glenbrook. Comprised of 4 x 2 Bedroom and 2 x 1 Bedroom units, a maintenance room and laundry area. Located on a 77' x 116' corner lot providing ample tenant and/or visitor parking. There is a coin-a-matic laundry, adding to potential monthly revenue. All of the units have been updated or fully renovated. See photos for a list of improvements. There is a 6 space detached garage under separate title. Steps to parks, sports courts, schools and transit. Walking distance to restaurants, pharmacies and other amenities. Minutes to Mount Royal University, Westhills, all the amenities of 17th Ave W and the Downtown Core.

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