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1225 13 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale

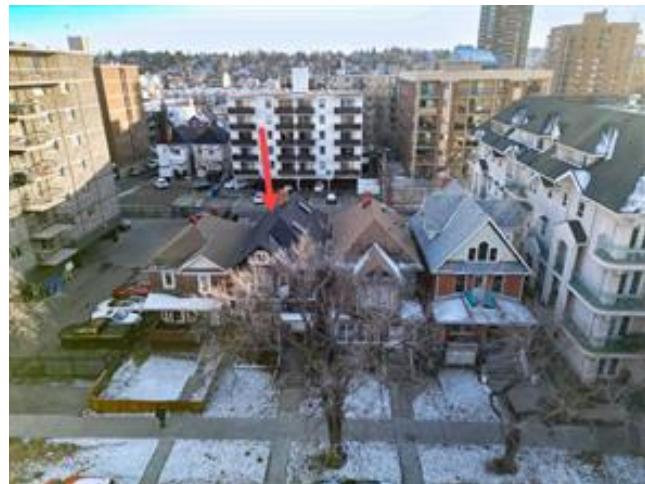


Location
Calgary, Alberta

Listing ID:
33157

MLS ID:
A2274090

\$1,988,889



 **DERIC A. BURTON**
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 **Real Broker**
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 1225 13 Avenue SW, Calgary , Alberta T3C 0T2

Transaction Type	Days On Market	Zoning
For Sale	71	CC-MH
Subdivision	Building Type	Year Built
Beltline	Rooming House	1912
Structure Type	Property Type	Property Sub Type
Other	Commercial	Multi Family
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
A1	1786.82	166.00
Lot Size (Sq. Ft.)	Lot Size (Acres)	Heating
3261	0.07	Forced Air,Natural Gas
Inclusions	Restrictions	Reports
N/A	None Known	None

1225 13 Avenue SW is in Calgary's Beltline neighbourhood and is zoned CC-MH (Centre City Multi-Residential High-Rise District) under Land Use Bylaw 1P2007. CC-MH zoning confirms the property is intended primarily for high-density multi-residential (apartment/condo) use in the Centre City, with some limited supporting non-residential uses possible subject to the bylaw. Currently a bright, well-maintained inner-city rooming house in the heart of the Beltline, offering affordable accommodation just steps to downtown, transit, shops, restaurants and urban amenities. Twelve (12) Private Rooms with a Fridge in each room, all enjoy easy access to a shared kitchen, bathroom(s), and common areas on each floor. Building Configuration Top Floor – (2) Short Term Room Rentals | Upper Floor (4) Rooms, (1) Kitchen, 2 PCE Bath and 3 PCE Bath | Main Floor (3) Rooms, (1) Kitchen, 3 PCE Bath | Basement (3) Rooms, (1) Kitchen, 3 PCE Bath and 3 PCE ensuite Bath. Rents include all utilities. Building systems and safety features (smoke/CO detectors, emergency lighting, exits) are maintained to current fire and safety standards, with regular inspections as required. Rooms are rented on individual agreements in line with Calgary's lodging/rooming house framework. Viewings subject to an accepted Offer.

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