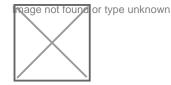




The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

423 3 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 33341

MLS ID: A2275774

\$2,649,000



- $\stackrel{\circ}{=}$ scott armstrong
- (587) 700-8748
- RE/MAX Complete Realty
- **403-930-8555**
- 🛍 423 3 Avenue NE, Calgary , Alberta T2E 0H7

426 3 Ave NE

Transaction Type

For Sale

Zoning M-C2

1975

Bridgeland/Riverside

Subdivision

Building TypeLow Rise (2-4 stories)

Year Built

Structure Type Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Building Area (Sq. M.)

Multi Family

Legal Plan 1332N

Building Area (Sq. Ft.)

00.0088

Lot Size (Sq. Ft.)

5984

Lot Size (Acres)

0.14

Parking

817.54

10

Construction Type

Concrete

Roof

Asphalt, Flat Torch Membrane

Foundation

Pillar/Post/Pier,Poured Concrete

Heating

Boiler, Natural Gas

Lot Features Back Lane

Restrictions

None Known

Access to Property

Front and Rear Drive access

Inclusions

10 electric stoves, 10 refrigerators, 2

washers and 2 dryers.

Reports

Annual Property Operating

Data, Appraisal, Call Lister, Environmental

Phase 1,Financial

Statements,Information

Package, Investment Analysis, Pro-Forma, Property Inspection, Rent

Roll, Title

Sixteen Juliet doors and balconies flood the building with natural light. This well-maintained, four-storey concrete walk-up comprises 10 bright, above-grade residential units with an excellent mix: four one-bedroom, two two-bedroom, and four three-bedroom suites, most with one-and-a-half baths. Each three-bedroom unit features a four-piece main bath and a two-piece ensuite. All suites include private balconies, with several offering two balconies. The property offers 10 energized, assigned parking stalls and 10 storage lockers, along with steel doors and frames, upgraded hallway flooring, and durable concrete construction for superior longevity and sound attenuation. Ideally located near a full range of amenities, enhancing tenant appeal and long-term investment value.

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.