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1511 28 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Calgary, Alberta



Listing ID:
34016


MLS ID:
A2286334

\$1,638,800



 **ADNAN ASSAF**
 (403) 271-0600

 **CIR Realty**
 403-271-0600

 1511 28 Avenue SW, Calgary , Alberta T2T 1J3

Transaction Type

For Sale

Days On Market

1

Zoning

M-C1

Subdivision

South Calgary

Year Built

1953

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

4479P

Building Area (Sq. Ft.)

4145.00

Building Area (Sq. M.)

385.08

Construction Type

Wood Frame

Roof

Membrane

Heating

Boiler, Forced Air

Inclusions

6 Fridges, 6 Stoves, Washer, Dryer

Restrictions

None Known

Reports

Rent Roll

Rare opportunity to own a Prime inner-city 6 -plex in desirable Bankview/South Calgary directly across from Mount Royal. Fully leased with five spacious 2-bedroom units and one 1-bedroom. A history of long-term tenants with virtually no vacancy. Hardwood floors, textured ceilings, and gas stoves in each unit. New Membrane roof (2021). Exceptional location minutes to downtown, close to Mount Royal University, Marda Loop, and 17th Avenue. Walking distance to transit, parks, and library. Rare opportunity to own a stable, easy-to-rent multifamily property in a prestigious location. This is a proven, high demand rental area with consistent tenant appeal. Pride of ownership throughout. Plenty of room to increase rents.

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