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4503 73 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
34611

MLS ID:
A2296807

\$3,275,000



 **ADIL THOBANI**
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 The Real Estate District
 403-618-6984

 4503 73 Street NW, Calgary , Alberta T3B 2M3

Transaction Type For Sale	Days On Market 61	Zoning M-C1
Subdivision Bowness	Year Built 1978	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 7227GQ
Building Area (Sq. Ft.) 11205.32	Building Area (Sq. M.) 1041.00	Lot Size (Sq. Ft.) 11205
Lot Size (Acres) 0.26	Inclusions Items associated with the daily operation of the property	Restrictions None Known
Reports RPR, Title		

Exceptional opportunity to acquire a 17-unit multifamily building in the highly desirable community of Bowness. Situated on a large 65' x 140' corner lot, this property offers strong fundamentals and long-term upside in a prime location. The building consists of all one-bedroom units (17 total), providing a highly desirable and easy-to-manage rental mix. Originally constructed as a 14-unit building, an additional 3 suites were added in the lower level, optimizing the overall layout and revenue potential. Over the years, the property has benefited from numerous upgrades, including newer sliding doors on all units, cosmetic updates throughout many suites, and recently painted common areas, contributing to strong tenant appeal. The site features 14 parking stalls, adding convenience for tenants and enhancing overall functionality. With professional property management already in place, this is a true turnkey investment opportunity ideal for investors seeking a well-located, stabilized multifamily asset

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