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## 4323 75 STREET NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
34680


**MLS ID:**  
A2296391

**\$2,149,999**



 **PAUL PATERSON**  
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 4323 75 Street NW, Calgary , Alberta T3B 2M7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 60
<b>Zoning</b> M-C1	<b>Subdivision</b> Bowness	<b>Year Built</b> 1972
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family
<b>Legal Plan</b> 5444FN	<b>Building Area (Sq. Ft.)</b> 7919.69	<b>Building Area (Sq. M.)</b> 735.76
<b>Lot Size (Sq. Ft.)</b> 11248	<b>Lot Size (Acres)</b> 0.26	<b>Footprint (Sq. Ft.)</b> 8154
<b>Construction Type</b> Wood Frame	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete
<b>Heating</b> Baseboard,Boiler	<b>Inclusions</b> Refrigerators (8), Stoves (8), Hood fans (8), Washer & Dryer (Coin operated), Security cameras (6), Security System, Unit & Mail keys (8 sets), Window coverings (all non-tenant owned), Various Maintenance and Repair Items.	<b>Restrictions</b> None Known
<b>Reports</b> Aerial Photos,Encroachment/Relaxation Agreement,Floor Plans,Information Package,Pro-Forma,Rent Roll,RPR with Compliance		

Incredible investment opportunity to own a highly coveted 8-plex, backing onto a park and green space, in the heart of Bowness. This special building has displayed pristine condition for over 40 years. The current owner continued with meticulous pride in ownership after the previous owner who held the property for over 35 years. This buildings has maintained near 100% tenancy since it was purchased and continues to be a sought-after, income producing, building. Featuring 6 - large, 2 bedroom units, and 2 - large, 1 bedroom units, all with their own dedicated balcony, in-suite storage and paved parking stall. The units and common area are in good to great repair with paint, appliances, flooring, fixtures etc. upgraded or replaced as necessary. Additionally, the building has coin operated washer and dryer, plus a security cameras with video surveillance, available on your web connected device. Also included are items in the "general store"; a large storage room the previous owner established that holds a plethora of extra's and maintenance items. 8-plex's rarely hit the market, rarer still, buildings of this quality and marketability.

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