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655 4 AV NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
34994


MLS ID:
A2304842

\$1,979,000



 **KAUKAB SAHER**
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 Century 21 Bravo Realty
 403-250-2882

 655 4 AV NE, Calgary , Alberta T2E 0J9

Transaction Type For Sale	Days On Market 1	Zoning M-CG
Subdivision Bridgeland/Riverside	Year Built 1973	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Multi Family	Legal Plan SD
Building Area (Sq. Ft.) 5200.00	Building Area (Sq. M.) 483.09	Roof Flat,Tar/Gravel
Heating Boiler	Inclusions 7 REFRIGERATOR, 7 ELECTRIC STOVE	Restrictions None Known
Reports Call Lister		

?Investment Opportunity – 7-Unit Apartment Building Near Downtown Calgary An excellent opportunity to acquire a well-maintained 7-unit apartment building in a desirable inner-city location, just minutes from downtown Calgary. This property is fully leased, offering investors seeking a turnkey asset. Situated in a high-demand rental neighbourhood, the building benefits from strong tenant retention and consistent occupancy. Surface parking available for tenants. Close proximity to downtown, transit, amenities, and major routes. Several renovations and upgrades are done over the years. This property presents a compelling opportunity for both seasoned and first-time investors looking to secure a solid multi-family asset.

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