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## 434 MEREDITH ROAD NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
35145

**MLS ID:**  
A2308227

**\$1,295,000**



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 434 Meredith Road NE, Calgary , Alberta T2E 5A6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> MU-2 f4.0h34
<b>Subdivision</b> Crescent Heights	<b>Building Type</b> Mixed Use,Rooming House	<b>Year Built</b> 1944
<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> E	<b>Building Area (Sq. Ft.)</b> 1916.85	<b>Building Area (Sq. M.)</b> 178.08
<b>Lot Size (Sq. Ft.)</b> 6985	<b>Lot Size (Acres)</b> 0.16	<b>Construction Type</b> Wood Frame
<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete,See Remarks	<b>Cooling</b> None
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> Stove x 2, Refrigerator x 2, washer x 2, Dryer x 2, Hood Fan	<b>Restrictions</b> Building Design Size,None Known
<b>Reports</b> RPR		

Unlimited potential for this mix use MU-2 50'x140' lot located just off Edmonton trail & memorial Dr, right across river from Downtown East Village! Lot is designed to built commercial & residential mixed building with f 4.0 h34. Currently there's a house with back addition divided into 2 units A & B both have tenants occupied. Unit A is an older building (about 600sqft) with vaulted ceilings on main floor and a full basement with one bedroom up, one bedroom down, and a full bathroom. Unit B is an addition with no basement but 2 full bathrooms and 5 bedrooms. Unit B is tenants occupied but unit A is vacant. Please do not disturb tenants without an appointment.

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