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211 6 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
35500

MLS ID:
A2314434

\$1,800,000



 **VINCENT PHAN**
 (403) 973-1106

 2% Realty
 403-606-3500

 211 6 Street NE, Calgary , Alberta T1A1G9

Transaction Type

For Sale

Days On Market

1

Zoning

MU-2 f3.0h16

Subdivision

Bridgeland/Riverside

Year Built

1970

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

1964P

Building Area (Sq. Ft.)

7981.00

Building Area (Sq. M.)

741.45

Lot Size (Sq. Ft.)

5554

Lot Size (Acres)

0.13

Inclusions

8 Fridges, 8 Stoves, 1 Washer, 1 Dryer

Restrictions

Utility Right Of Way

Reports

RPR with Compliance

Exceptional opportunity to acquire a well-maintained 8-unit apartment building in a desirable inner-city location. Built in 1970, this income-producing property features an attractive unit mix consisting of seven 2-bedroom units and one 1-bedroom unit.. The building has benefited from significant capital improvements, including an updated boiler system in 2018 and two hot water-on-demand systems installed in 2022, helping to enhance operational efficiency and reduce future maintenance costs. Tenants enjoy the convenience of seven rear parking stalls, in this central location. Ideally situated close to downtown, public transit, shopping, schools, parks, and major employment hubs, this turnkey multifamily asset offers investors stable cash flow, strong tenant appeal, and long-term appreciation potential. Whether you're looking to expand your portfolio or secure a quality income-producing property, this 8-plex presents an outstanding investment opportunity in one of Calgary's established rental markets.

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