

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2705 38 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta


Listing ID:
35677


MLS ID:
A2320201

\$1,730,000



 **CHRIS ZAHARKO**
 (403) 253-1901

 Royal LePage Benchmark
 403-253-1901

 2705 38 Street SW, Calgary , Alberta T3E3E9

Transaction Type For Sale	Zoning M-C1	Subdivision Glenbrook
Building Type Low Rise (2-4 stories)	Year Built 1958	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 5654HM
Building Area (Sq. Ft.) 67877.57	Building Area (Sq. M.) 6305.98	Lot Size (Sq. Ft.) 9138
Lot Size (Acres) 0.21	Construction Type Wood Frame	Roof Flat Torch Membrane
Inclusions 6 x Stove, 6 x Fridge, 4 x Dishwasher, 1 x Washer, 1 x Dryer	Restrictions Restrictive Covenant	Reports RPR with Compliance, Title

Ideal Multi-Family Investment Opportunity! Well maintained & updated 6 unit building conveniently located in Glenbrook. Comprised of 4 x 2 Bedroom and 2 x 1 Bedroom units, a maintenance room and laundry area. Located on a 77' x 116' corner lot providing ample tenant and/or visitor parking. There is a coin-a-matic laundry, adding to potential monthly revenue. All of the units have been updated or fully renovated. See photos for a list of improvements. There is a 6 space detached garage under separate title. Steps to parks, sports courts, schools and transit. Walking distance to restaurants, pharmacies and other amenities. Minutes to Mount Royal University, Westhills, all the amenities of 17th Ave W and the Downtown Core.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.