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## 3908 CENTRE A STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
24542


**MLS ID:**  
A2115506

**\$2,420,000**



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 3908 Centre A Street NE, Calgary , Alberta T2E 3A8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 55
<b>Zoning</b> M-C1	<b>Subdivision</b> Highland Park	<b>Building Type</b> Low Rise (2-4 stories)
<b>Year Built</b> 1977	<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> 5967HH	<b>Building Area (Sq. Ft.)</b> 7005.18
<b>Building Area (Sq. M.)</b> 650.80	<b>Lot Size (Sq. Ft.)</b> 9446	<b>Lot Size (Acres)</b> 0.22
<b>Footprint (Sq. Ft.)</b> 2506	<b>Construction Type</b> Wood Frame	<b>Roof</b> Flat
<b>Foundation</b> Poured Concrete	<b>Cooling</b> None	<b>Heating</b> Baseboard,Boiler,Natural Gas
<b>Lot Features</b> Low Maintenance Landscape,Level	<b>Commercial Amenities</b> Laundry Facility	<b>Access to Property</b> Paved Road,Public
<b>Inclusions</b> 11 fridges, 11 stoves, all other kitchen appliances and window coverings owned by the Seller	<b>Restrictions</b> None Known	<b>Reports</b> Pro-Forma,RPR with Compliance

HIGHLAND MANOR. 11 Suites 10 - 1BR and 1 - 2BR units. The building shows extremely well with very good curb appeal. This is a building that a buyer can take over and start to manage. There is no deferred maintenance. Highland Manor will be a short walk to the future Calgary Transit "Green Line " LRT station. 2016 - all windows and patio doors replaced. Fencing and deck were recently replaced. The buyer may assume the existing mortgage. (3.04% until 2028) or acquire new financing. A buyer can save over \$20,000 per year on interest by assuming the mortgage when compared to today's CMHC insured rates. See the 2 proformas in the supplements. OFFERS SUBJECT TO VIEWING

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