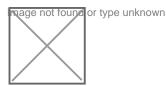


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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



A MIKE FLEMING

**2** (403) 863-7217

**403-208-3500** 

rM1

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

**Transaction Type** 

For Sale

Title

Days On Market

55

Zoning

M-C1

Subdivision

Fee Simple

Highland Park

**Building Type** 

Low Rise (2-4 stories)

Year Built

1977

Structure Type

Legal Plan

5967HH

Low Rise (2-4 stories)

Property Type Commercial

**Property Sub Type** 

Multi Family

Building Area (Sq. Ft.)

7005.18

Building Area (Sq. M.)

650.80

Lot Size (Sq. Ft.)

9446

Lot Size (Acres)

0.22

Footprint (Sq. Ft.)

2506

**Construction Type** 

Wood Frame

Roof

Flat

Foundation

**Poured Concrete** 

Cooling None Heating

Baseboard, Boiler, Natural Gas

Lot Features

Low Maintenance Landscape, Level

**Commercial Amenities** 

Laundry Facility

Access to Property

Paved Road, Public

Inclusions

11 fridges, 11 stoves, all other kitchen appliances and window coverings

owned by the Seller

Restrictions

None Known

Reports

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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