



GRASSROOTS
REALTY GROUP

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325 2 Avenue NE
Calgary, Alberta

MLS # A2215480



\$8,280,000

Division:	Crescent Heights		
Type:	Commercial/Multi Family		
Style:	-		
Size:	20,402 sq.ft.	Age:	1973 (52 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Bldg Name:	-
Floors:	-	Water:	Public
Roof:	Membrane	Sewer:	Public Sewer
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-CGd72
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas, Garbage Collection
Features:	-		

Inclusions: 32 fridges, 32 stoves, all other kitchen appliances and window coverings owned by the Seller

325 2nd Ave NE - This is the sale of ALL 32 condo units in Condo Plan 9911891. This well maintained building is located in the quiet residential inner city community of Crescent Heights. There is quick access to the downtown core and the excellent amenities of the BRIDGELAND community. Most of the units have extensive renovations; kitchens, bathrooms, appliances, flooring, etc. The roof and windows were replaced within the last 10 years. This size apartment building is perfect for a good resident manager to operate. 31 parking spots at the rear and on east side of the building. OFFERS SUBJECT TO VIEWING