



GRASSROOTS
REALTY GROUP

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2619 16 Street SW
Calgary, Alberta

MLS # A2249523



\$1,449,000

Division:	Bankview		
Type:	Multi-Family/4 plex		
Style:	2 Storey, Attached-Up/Down		
Size:	3,903 sq.ft.	Age:	1958 (67 yrs old)
Beds:	-	Baths:	-
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	Laminate, Tile	Water:	See Remarks
Roof:	Asphalt	Sewer:	Public Sewer
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	See Remarks	Utilities:	See Remarks
Features:	Separate Entrance		

Inclusions: built-in electric range, dishwasher, washer, dryer, refrigerator

Investment opportunity. Up/down 4 plex, just one block from 26 Ave in Bankview in 16 street. This area is big enough to a brand new condo building units, with maximum floor area ratio of 2.5. Each unit is 820 sq.ft. Mix of 3 -2 beds and 1 - 1 bed. Had recently upgraded to newer kitchen cabinet and flooring, newer bath room vanity. Monthly rent is \$7,080.00, gross \$84,960, net operating income is \$72,196.56 making cap rate 5%. Great cash flow and holding property for redevelopment.