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1121 37 Street SW Calgary, Alberta

Features:

MLS # A2265250



\$2,600,000

Division: Rosscarrock

Type: Commercial/Multi Family

Style: Size: 7,500 sq.ft. Age: 1968 (57 yrs old)

Beds: - Baths:
Garage: Lot Size: 0.16 Acre

Lot Feat: -

Heating: - Bldg Name: - Floors: - Water: - Floors: Flat Torch Membrane Sewer: - LLD: - Exterior: Concrete, Stucco Zoning: M-C2 Foundation: - Utilities: - Flat Name: - Utilities: - Flat Name: - Utilities: - Flat Name: - Flat Na

Inclusions: 9 x Refridgerator, 9 x Dishwasher, 9 x Stove, 9 x Hoodfan, 6 x Washer/Dryer, 1 Common Washer/Dryer

A great Investment opportunity and Income generating property. This renovated 9-unit concrete building is turnkey and ready for immediate possession. 4 x 2 Bedroom Units, 4 x 1 Bedroom Unit & 1 Bachelor Unit. 100% parking at the rear of the property. Over \$300,000 in recent renovations saw facelifts to all the units including new kitchens, flooring and appliances throughout. 6 units have their own full-sized laundry with free common area laundry for the 3 main floor units. This building is solid concrete with freshly painted stucco siding, new windows and a newer roof (approx. 2 years). Conveniently located across the street from all the amenities of Westbrook Mall and steps to the Westbrook LRT Station makes this the perfect location for students and commuters. Current Rent: \$14,460/ month. Walking distance to Shaganappi Golf Course & Bow River Pathway System. 6 km to the Foothills Medical Centre and University of Calgary Campus. 4km to Downtown & 17th Ave SW. 4 km to Mount Royal University.