

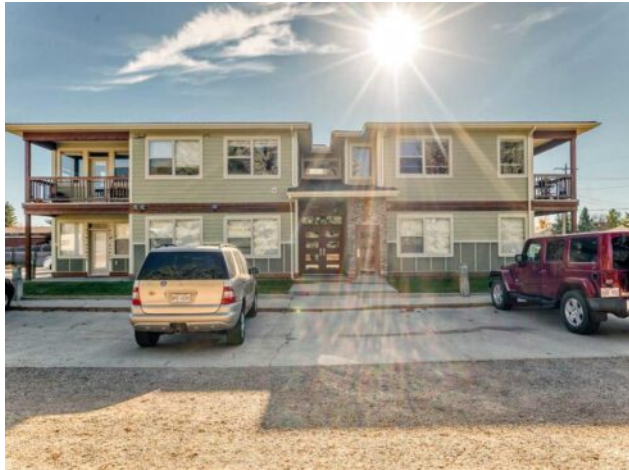


**GRASSROOTS**  
REALTY GROUP

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**1321 18 Avenue  
Didsbury, Alberta**

**MLS # A2266896**



**\$2,575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	9,283 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 12 Stoves, 12 dishwashers, 12 fridges, 12 washers, 12 dryers, 12 microwaves

Your next investment is waiting for you in the stable high-rental demand community of Didsbury! This condo-grade building which has 12 separate titles allowing for flexibility for investors, high end finishings and generously sized units, plus common room for tenants to enjoy. Building features an elevator which allows for all demographics to conveniently access their units which are 8 - 2 bed 1 bath units and 4 1 bed plus den which can be used as office or flex room. In floor heating keeps the building heating efficient, extra sound insulation in walls helps the tenants stay comfortable, with full parking + street parking tenants and guests can always find a space. Robust mechanical design including backup power for 30 minutes in case or emergency, as well as a sprinkler system for fire suppression. This sale also INCLUDES the adjacent lot in the price and development approvals for a 17 unit building, which could be amended to suit a different floor plan subject to additional municipal approval! Contact your favorite agent to get additional detail. Seller may consider Vendor financing OAC\*.