



GRASSROOTS
REALTY GROUP

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726 5A Street NW
Calgary, Alberta

MLS # A2292287



\$2,650,000

Division:	Sunnyside		
Type:	Commercial/Multi Family		
Style:	-		
Size:	8,123 sq.ft.	Age:	1972 (54 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Low Maintenance Landscape, Near Public Transit, Street Lighting		

Heating:	Boiler, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: 10 FRIDGES, 10 STOVES and all other kitchen appliances and all window coverings owned by the Seller

This is the sale of all 10 units in Condominium Plan 9911893. 10 suites 6 - 1 BR, 4 - 2BR. SUNNYSIDE is Calgary's premier rental location - walking distance to the downtown core, Kensington market area, and the Bow River Pathway. This concrete building has had extensive upgrades inside and out in the past 3 years and will be an exceptional asset to own and easy to rent for decades. The building has a new boiler and new windows and patio doors. 8 units have been completely refurbished and the other 2 have been partially redecorated. Most units have balconies and the building has 100% parking. This quiet location across from the downtown core is second to none when it comes to easy access for anyone working in the inner city.