



**344 Banff Avenue**  
**Banff, Alberta**

**MLS # A2128832**



**\$16,000,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	36,160 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.48 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Natural Gas	<b>Bldg Name:</b>	MONTANE
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	RBA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 38 fridges, 38 stoves, all other kitchen appliances and window coverings owned by the Seller, 4 washers 4 dryers.

A great location situated right on Banff Avenue. This 2015 built building has one elevator, forced air heating and cooling, heated underground parking, with laundry on 2 different levels. A great suite mix 18 1BR and 20 2 BR units. The suites have 9 ft ceilings and stainless steel appliances and are separately metered for electricity. Owners of a BANFF rental property have a very high level of occupancy and often have a tenant waiting list. subject to viewing.