

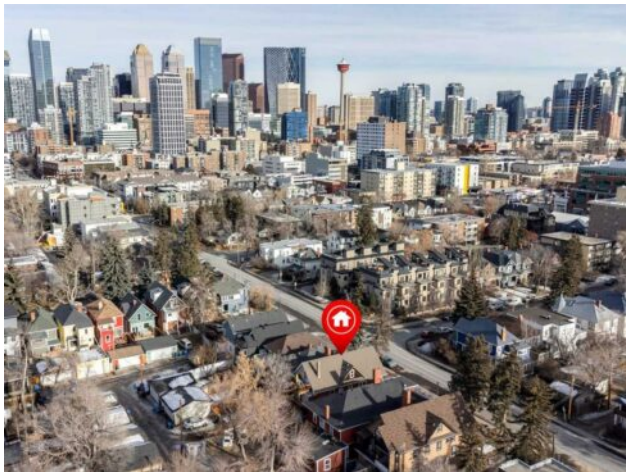


GRASSROOTS
REALTY GROUP

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2119 5 Street SW
Calgary, Alberta

MLS # A2192060



\$1,149,900

Division:	Cliff Bungalow		
Type:	Commercial/Multi Family		
Style:	-		
Size:	3,386 sq.ft.	Age:	1912 (113 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.10 Acre		
Lot Feat:	-		

Heating:	Boiler, Natural Gas, Steam	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: 6 - Fridge, 5 - Gas Stove, 1 - Electric Stove, 1 - Dishwasher, 2 - Coin Operated Washer, 2 - Coin Operated Dryer

Great Investment Opportunity in the heart of Cliff Bungalow! This well-maintained 6-unit building is an ideal choice for investors seeking a property near all key amenities, transit, universities, and downtown. The building includes 3 two-bedroom units, 2 one-bedroom units, and 1 bachelor unit, plus 3 storage units, a laundry area, and off-street parking for 5 vehicles with plug-ins. Steps from the #3 bus route and with quick access to Erlton C-Train Station, future tenants will enjoy convenient public transport options. The property currently generates a gross annual income of \$94,500 and is located near the shops and restaurants of 17th Ave SW and 4 St SW.