



GRASSROOTS
REALTY GROUP

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623 9A Street NW
Calgary, Alberta

MLS # A2192901



\$2,970,000

Division:	Sunnyside		
Type:	Commercial/Multi Family		
Style:	-		
Size:	7,500 sq.ft.	Age:	1976 (49 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

A rare and great opportunity to acquire a 13-unit, 100% secured rental apartment located in Sunnyside. Wonderfully positioned around all major amenities, steps away from Kensington Village, the LRT Station, and SAIT, 623 9A Street NW provides interested groups with the opportunity to deploy various capex strategies throughout the building that will enable a clear path to income and investment yield growth. LARGE VTB AVAILABLE TO BE HELD IN FIRST POSITION.