



GRASSROOTS
REALTY GROUP

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4416 4 Street NW
Calgary, Alberta

MLS # A2197107



\$2,250,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Highland Park | | |
| Type: | Commercial/Multi Family | | |
| Style: | - | | |
| Size: | 7,160 sq.ft. | Age: | 1965 (60 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, City Lot, Low Maintenance Landscape, Near Public Transit, Street | | |

| | | | |
|--------------------|--------------------------------|-------------------|---|
| Heating: | Baseboard, Boiler, Natural Gas | Bldg Name: | - |
| Floors: | - | Water: | Public |
| Roof: | Membrane | Sewer: | Public Sewer |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Sewer Connected |
| Features: | - | | |

Inclusions: 8 fridges, 8 stoves window coverings owned by the Owner

This is a well maintained, low maintenance, frame construction 8 suiter on 4th St NW. 1 Bachelor, 5-1 BR, 2-2BR. 4 units have balconies. The kitchens and bathrooms have been tastefully remodeled. 4416 has been well maintained and has numerous upgrades…. New roof 2022, all building electrical panel and breakers replaced, commercial hot water tank in 2021, new windows, patio doors in 2013. This is a great location with access to downtown via 4th St NW whether driving or on public transportation. There are 7 parking spots at the rear. The Buyer must qualify and assume the existing mortgage and most likely need a CMHCC 2nd mortgage. See the supplements for additional upgrades and property proforma.