



**723 5 Street NE  
Calgary, Alberta**

**MLS # A2247596**

**\$2,412,000**



|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Renfrew                 |               |                   |
| <b>Type:</b>     | Commercial/Multi Family |               |                   |
| <b>Style:</b>    | -                       |               |                   |
| <b>Size:</b>     | 1,982 sq.ft.            | <b>Age:</b>   | 1970 (56 yrs old) |
| <b>Beds:</b>     | -                       | <b>Baths:</b> | -                 |
| <b>Garage:</b>   | -                       |               |                   |
| <b>Lot Size:</b> | -                       |               |                   |
| <b>Lot Feat:</b> | -                       |               |                   |

|                    |            |                   |      |
|--------------------|------------|-------------------|------|
| <b>Heating:</b>    | -          | <b>Bldg Name:</b> | -    |
| <b>Floors:</b>     | -          | <b>Water:</b>     | -    |
| <b>Roof:</b>       | -          | <b>Sewer:</b>     | -    |
| <b>Basement:</b>   | -          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame | <b>Zoning:</b>    | M-C2 |
| <b>Foundation:</b> | -          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | -          |                   |      |

**Inclusions:** As Is Where Is

Huge Price Reduction - Prime location six-plex with brick and stucco exterior is located on a quiet street in the heart of Renfrew on a MC-2 lot. There is good access to LRT, amenities, and the downtown from this convenient inner city location. The property contains 4 - two bedroom suites (with balconies) and 2 - one bedroom suites. Each suite has two interior doors for access. There are six outdoor parking stalls with plug-ins. There are several long-term tenants. Suites are quick to rent when vacancies become available and various updates including paint + carpet have been done as suites turnover. Further property details, including rent roll are available upon request.