



GRASSROOTS
REALTY GROUP

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1121 37 Street SW
Calgary, Alberta

MLS # A2265250



\$2,575,000

Division:	Rosscarrock		
Type:	Commercial/Multi Family		
Style:	-		
Size:	7,500 sq.ft.	Age:	1968 (58 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.16 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Flat Torch Membrane	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 9 x Refridgerator, 9 x Dishwasher, 9 x Stove, 9 x Hoodfan, 6 x Washer/Dryer, 1 Common Washer/Dryer

A great Investment opportunity and Income generating property. This renovated 9-unit concrete building is turnkey and ready for immediate possession. 4 x 2 Bedroom Units, 4 x 1 Bedroom Unit & 1 Bachelor Unit. 100% parking at the rear of the property. Over \$300,000 in recent renovations saw facelifts to all the units including new kitchens, flooring and appliances throughout. 6 units have their own full-sized laundry with free common area laundry for the 3 main floor units. This building is solid concrete with freshly painted stucco siding, new windows and a newer roof (approx. 2 years). Conveniently located across the street from all the amenities of Westbrook Mall and steps to the Westbrook LRT Station makes this the perfect location for students and commuters. Current Rent: \$14,460/ month. Walking distance to Shaganappi Golf Course & Bow River Pathway System. 6 km to the Foothills Medical Centre and University of Calgary Campus. 4km to Downtown & 17th Ave SW. 4 km to Mount Royal University.