

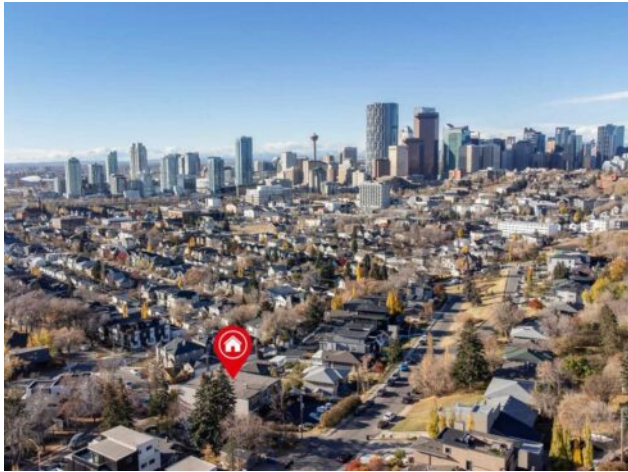


GRASSROOTS
REALTY GROUP

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810 Drury Avenue NE
Calgary, Alberta

MLS # A2268658



\$3,250,000

Division:	Bridgeland/Riverside		
Type:	Commercial/Multi Family		
Style:	-		
Size:	10,608 sq.ft.	Age:	1964 (62 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.30 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Flat Torch Membrane	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: 12 x Fridge, 12 x Electric Stove, 1 x Washer, 1 x Dryer

The inner city community of Bridgeland is the ideal investment location! This solid concrete, 12 unit building has been well maintained, updated and is fully leased. Comprised of 6 x 2 Units, 5 x 1 Unit and 1 Bachelor Unit. The laundry area is large enough to accommodate additional storage units that could be rented, adding to monthly revenue. Updates include parking lot resurface (2025), new heating boiler (2023) and new hot water tank (2024). The building has all new patio doors, new exterior paint, new paint in all units, new flooring in all units, hallways and laundry area. 11 of the bathrooms have been remodelled and well as 5 of the kitchens. There are 9 parking stalls at the rear of the building with the potential for 12 with reconfiguration. Your tenants will enjoy all inner city living has to offer including quick access to the river and pathway system, close to all amenities with an off-leash dog park nearby. A 5-minute walk to restaurants, bars, coffee shops and transit.