



GRASSROOTS
REALTY GROUP

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**1-6, 8 Huntley Close NE
Calgary, Alberta**

MLS # A2311334



\$1,799,000

Division:	Huntington Hills		
Type:	Commercial/Multi Family		
Style:	-		
Size:	7,598 sq.ft.	Age:	1974 (52 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.21 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Located in the desirable Huntington Hills community. Each unit is individually titled, providing added flexibility and future resale options. The property consists of spacious bi-level layouts in most units, with Suites 2 and 5 offering two-storey floor plans. All six units are fully tenanted and equipped with washers and dryers, contributing to tenant satisfaction and convenience. Highlights: Total building size: 7,598 sq ft (approx.) All six units fully leased. Nine designated parking stalls. Landscaped lot with well-maintained lawns. Low maintenance costs. Fully operational, multi-unit asset in a well-established neighbourhood. 4 units renovated within 2 years.