

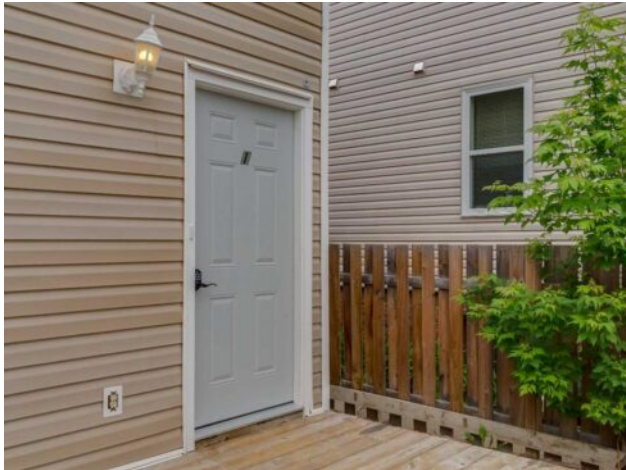


GRASSROOTS
REALTY GROUP

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4627 73 Street NW
Calgary, Alberta

MLS # A2332521



\$1,800,000

Division:	Bowness		
Type:	Commercial/Multi Family		
Style:	-		
Size:	9,414 sq.ft.	Age:	1992 (34 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		
Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: All appliances, fixtures, fittings and furnishings

Fully renovated six-unit townhouse complex directly across from Bowness High School, now 100% occupied. Each unit is a 3-bedroom townhouse with undeveloped basement. Condo-titled structure. Currently renting at \$1,800/month per unit, well below market rate supported by CMHC comps and current listings. With five of six leases expiring or renewing through 2027, there is a clear path to market-rate rents. The property was recently renovated back to the studs with no immediate capital expenditure required. Mortgage assumption at 4.7% fixed through June 2033 is required. Individual units are currently selling for much higher, and buyer could sell off individually at end of mortgage term to realise significant profit. Great buy and hold property. Financials and brochure available on request. Tours with an accepted offer.