

Multi-Family Commercial For Sale

1723 9 ST SW

LR:\$0.00/SqFt LP:\$529,900 /SP:\$485,000

Calgary, Lower Mount Royal, AB, T2T 3C4

MLS#: C1001175



Sold

PID: 0018949065
 Trans Type: For Sale
 Property Type: Multi-Family Commercial
 Sale Type: Asset
 Zoning:
 Land Sz SF/Acres: 5,800 / 0.133
 Width/Depth:
 Prop. Tax/Year: \$2,458 / 2002

Built in 1911, this solid brick home is on a 50' lot with RM-5 zoning. Ideal for the current use, or great for a commercial property (lawyers office, IT business, etc) This 2.5 story home has hardwood throughout, and has been well looked after. Only half a block to 17th Ave, ideal for traffic flow, public transportation, shopping and all amenities. Currently generates \$4475/month. Remove the garage & fence at the rear for full parking.

URL - Brochure:

Property Details

Sellers Interest:
 Interest in Land:
 Env Asmt Phase:
 RPR Survey Avail: No
 Occupancy: Tenant Rights
 Seller Rt Rsrvd: No

General Building Details

Building Type: Multiple Tenant/Multi-Plex (5-Plex +)
 Subj. Space SqFt:
 Year Built: 1911
 Complex Name:
 Prkng-Subj Spaces:
 # of Elevators: 0
 Restrictions: None Known

Reports Avail:

Lease Details:

Lse Rate SqFt: Lse Op Cost SqFt: \$0.00 Lse SubLease (YN):
 Lse Sz SqFt: Lse Term(Months):
 Lse Type: Lse Expiry Date:

Legal Desc:

Short Legal: Plan: 179R Blk: 29 Lot: 9

List Firm 1: ROYAL LEPAGE FOOTHILLS R.E.S. / C157300 403-249-4322 Appt Name: Chris Zaharko
 List Firm 2: Appt. Ph: 403-249-4322
 List Realtor 1: Chris Zaharko / CZAHARCH 403-249-4322 Appt. Instr: Call Agent
 List Realtor 2:
 Lister Email: czaharko@rfoothills.com
 Lister Website:

Commission:

Sellers Name:

Sell Realtor 1: Chris Zaharko
 Sell Firm 1: ROYAL LEPAGE FOOTHILLS

Realtors Rmks: No sign on property, please do not disturbe tenants. Incredible potential, RM-5 zoning (50x117) lot, ideal for professional practice, rental property, or convert back to a home.

DOM: 3 List Date: 08/03/04 Sold Date: 08/06/04 Prev. Price: Pend Date: 08/20/04

Adj Date: 10/01/04 Expiry Date: 01/02/05 Sold Price: \$485,000 Orig Price: \$529,900