

Zaharko *the name synonymous with real estate!*



1213 Kensington Road NW

This 2 storey detached home in the heart of Kensington is the perfect location for any business - Aesthetic Services, Restaurant, Medical Clinic, Financial or any type of retail business. Exposure to both Kensington Road and Kensington Crescent. Paved side parking lot for 6-7 vehicles. Recent improvements include a new roof & exterior siding. Home is currently being used as a spa but the opportunities are endless.

Presented by:
Chris Zaharko
Associate

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ROYAL LEPAGE
FOOTHILLS
Independently Owned & Operated

Top 1% Nationally













Calgary/AB/Hillhurst
1213 KENSINGTON RD NW, T2N 3P6

LP: \$1,249,000
MLS#: C1022756

Active



Tran Type: For Sale
Prop Type: Retail
Subject Space: 2,119
Storeys: 2
Year Built: 1912
Occupancy: Seller
LndUse/Zoning: C-Cor1
Complex Name:

Land Sz SF:
Land Sz Acres: 0.000
Lot Frntg:
Lot Depth:

Zone/Province: I024
Title Pulled:
Tax Roll: 67226209
Gross Tax/Yr: \$9,928 / 2013
Linc/PID#: 0014235999

Tot Expenses:

Gross Income:

Net Income:

Lse Incentives:

Lse Op Cost/SF: \$0.00

Lse Measure:

LseTyp/SubLse:

Lse Term/Rem:

Lease \$/SqFt: \$0.00

Lse Op Cost Inc:

Lse Ren Mo Prd:

Lse Add Rent:

Main Off SF:

Above Off SF:

Main Ret SF: 1,200

Above Ret SF: 919

Main Wrhs SF:

Above Wrhs SF:

Bldg Type: Freestanding

Construction:

RPR/Survey: Y

Env Asmt Phs:

Poss Dt/Notes: / 09/15/13 / Negotiable

Restrictions:

Owner Interest: Freehold

Fire Protection:

RPR Yr:

Contig Space:

Condo Fee:

Water Supply:

Sewer Storm:

Sewer Septic:

Power Type:

HVAC:

Heating Fuel:

Flr Plate Wdth: 30

Flr Plate Dpth: 60

Total Prkg Spc: 7

Reports Avail:

Amenities: Fully Air Conditioned

Site Services:

Site Influence: Fenced, High Traffic Area, Landscaped, Public Transit Nearby, Paved Lot

Legal Desc: Plan: 4163P Blk: 5 Lot: 5,6

Short Legal:

List Firm 1: ROYAL LEPAGE FOOTHILLS/C157300

403-249-4322

List Firm 2:

List Realtor 1: Chris Zaharko/CZAHARCH

403-874-0424

List Realtor 2:

Listers Email: czaharko@rlfoothills.com

Listers Website: <http://www.zaharko.com>

Brochure URL: www.zaharko.com

Commission: 1.5% of sale price

For Appt Call: Mindy

Appt Ph: 403-249-4322

Appt Info: Call Agent

DOM: 2

Expiry Date: 10/01/13

Orig Price: \$1,249,000

Sold Date:

Adj Date:

List Date: 07/03/13

Prev Price:

Sold Price:

Sellers Name:

Sell Firm 1:

Sell Realtor 1:

Realtor Rmks: No sign on property-please keep information confidential. Drive by but do not go in without confirmation from listing realtor. Showings only 30 min before or after business hours. Please call for details.

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