

FOR SALE

4-Suite Concrete Short/Long Term Rental Bldg.
Bridgeland / Riverside
648 McDougall Road NE



Highlights...

- ✓ Fantastic inner-city location with downtown views
- ✓ Poured concrete, metal, Hardy board and stucco exterior
- ✓ Purpose built low maintenance interior & exterior to withstand time and the rental market
- ✓ 3 parking stalls in rear off alley, street parking
- ✓ Open concept suites with main and loft sleeping areas
- ✓ Fully furnished suites with full kitchen, bath and laundry

PAUL LOUITT
CENTURY 21 BAMBER REALTY LTD.

1612 – 17 Avenue S.W.

Calgary, Alberta, Canada T2T 0E3

Office/Pager: (403) 245-0773 Website www.calgarycommercialrealty.com

Cellular: (403) 861-5232 Fax: (403) 235-5164 \ E-Mail: ploutitt@shaw.ca

Industrial, Retail, Investment Sales & Leasing

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MUNICIPAL ADDRESS:	648 McDougall Road NE, Calgary, Alberta, T2E 4Z7
LEGAL DESCRIPTION:	Condominium Plan 1710146 Units 1,2,3
SCHEDULE OF UNIT FACTORS AND AREAS:	Unit 1, Unit Factor 5274 Unit Area 153.6 square meters, Unit 2, Unit Factor 2363 Unit Area 68.8 square meters . Unit 3, Unit Factor 2363 Unit Area 68.8 square meters .
DESCRIPTION:	4 separate rental suites in total, 3 registered Condominium units, lower level suite is combined with main floor as Condominium Legal Unit 1 Purpose built concrete rental building offering low maintenance exterior and interior. Fully equipped suites with full appliance package including washer & Dryer
AGE:	Building Permit issued 2016 completed late 2017
ZONING:	M-C2 Multi Residential- Contextual Medium Profile (IP2007)
PROPERTY TAXES:	(2022) Total of \$11,035.37, 1-,4,007.47, 2- \$3,596.00, 3- \$3,431.90
BUILDING SIZE:	3,510 sq ft Above Grade , 3 units, includes common areas 1,170 sq. ft. Below Grade 1 Unit 36% site coverage
SITE SIZE:	3,244.8 sq. ft.
CONSTRUCTION:	Poured concrete foundation walls and ceilings , metal roof, Hardy board, stucco and metal siding
PARKING:	3 rear surface parking stalls
HEATING:	In floor heat, top floor unit air conditioned
AMENITIES:	Fully equipped units including laundry
TENANTS:	Vacant
INCOME:	Historic Air B&B sales Jan—Dec (2021) \$135,764 Net income after expenses \$86,650 (Expenses do not include management or vacancy allowance)
ASKING PRICE:	Substantial Price reduction now \$1,475,000

COMMENTS: This purpose built concrete rental building is constructed to provide a low maintenance exterior and interior designed to withstand the rigors of time and the rental market. Fully equipped suites offer guests a modern care free stay. Excellent Inner City location across from park, the Bow River and Downtown Calgary providing incredible views and ease of access. The Community of Bridgeland offers guests a vibrant retail and hospitality experience within walking distance.

NOTE: Information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. All information is subject to verification by the purchaser and does not form part of any future agreement.

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