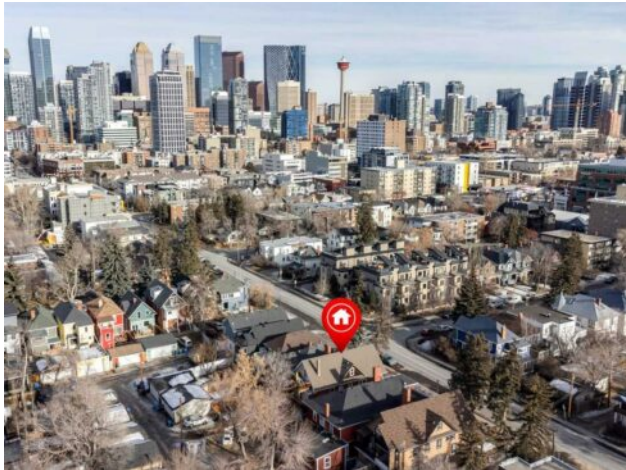


780-380-6207
meghan@meghanrobinson.net

2119 5 Street SW
Calgary, Alberta

MLS # A2192060



\$1,149,900

Division:	Cliff Bungalow		
Type:	Commercial/Multi Family		
Style:	-		
Size:	3,386 sq.ft.	Age:	1912 (113 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.10 Acre		
Lot Feat:	-		

Heating: Boiler, Natural Gas, Steam

Floors: -

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: 6 - Fridge, 5 - Gas Stove, 1 - Electric Stove, 1 - Dishwasher, 2 - Coin Operated Washer, 2 - Coin Operated Dryer

Great Investment Opportunity in the heart of Cliff Bungalow! This well-maintained 6-unit building is an ideal choice for investors seeking a property near all key amenities, transit, universities, and downtown. The building includes 3 two-bedroom units, 2 one-bedroom units, and 1 bachelor unit, plus 3 storage units, a laundry area, and off-street parking for 5 vehicles with plug-ins. Steps from the #3 bus route and with quick access to Erlton C-Train Station, future tenants will enjoy convenient public transport options. The property currently generates a gross annual income of \$94,500 and is located near the shops and restaurants of 17th Ave SW and 4 St SW.