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4416 4 Street NW  
Calgary, Alberta

MLS # A2197107



\$2,250,000

Division:	Highland Park		
Type:	Commercial/Multi Family		
Style:	-		
Size:	7,160 sq.ft.	Age:	1965 (60 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, City Lot, Low Maintenance Landscape, Near Public Transit, Street		

Heating:	Baseboard, Boiler, Natural Gas	Bldg Name:	-
Floors:	-	Water:	Public
Roof:	Membrane	Sewer:	Public Sewer
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Connected
Features:	-		

Inclusions: 8 fridges, 8 stoves window coverings owned by the Owner

This is a well maintained, low maintenance, frame construction 8 suiter on 4th St NW. 1 Bachelor, 5-1 BR, 2-2BR. 4 units have balconies. The kitchens and bathrooms have been tastefully remodeled. 4416 has been well maintained and has numerous upgrades&hellip;. New roof 2022, all building electrical panel and breakers replaced, commercial hot water tank in 2021, new windows, patio doors in 2013. This is a great location with access to downtown via 4th St NW whether driving or on public transportation. There are 7 parking spots at the rear. The Buyer must qualify and assume the existing mortgage and most likely need a CMHCC 2nd mortgage. See the supplements for additional upgrades and property proforma.