



# 1030 13 Avenue Calgary Alberta

\$2,250,000

Excellent opportunity to invest in this 10 units free standing building located in the prime district of Beltline. Property has been professionally managed, well maintained & upkeep throughout the years. Consisting: 4 x 2 bedrooms ( approx. 705 SF) & 6 x 1 bedroom (approx. 511 SF). There are 10 parking stalls at the back of the building & a coin-matic laundry adding monthly income. Storage Room has 10 individual lockers for each tenant. Recent improvements are : Fresh paint on the exterior & common area of the building & Repaving of the parking lots at the back. Hot Water tank was replaced Oct 2021. Fantastic location. Walking distance to the Downtown core, steps from all the amenities: Shopping, Parks, Schools, Daycare, C-Train station, Trendy 17th Avenue for entertainments & restaurants. Great Holding/ Income property - zoned CC-MH (Centre City Multi-Residential High Rise District). Excellent future potential! Perfect time to invest with interest rate coming down. Do not miss this opportunity!! Viewing is subject to accepted offer. (id:6769)

Listing Presented By:



Originally Listed by:  
Stonemere Real Estate Solutions

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See

**Mirror**

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