



## 2412 43 Street Calgary Alberta

\$875,000

This is the investment opportunity you've been waiting for. Each side of the duplex measures almost 950 sq ft and have non-conforming suites downstairs. All the units are 2 bedroom and 1 4pc bathroom. Shared laundry downstairs on each side. Long term tenants 7 years to almost 30 years. rents are incredibly low and WELL UNDER market rates. Room to renovate suites and increase rents. 1 double garage and one single garage could be rented separately. Building has had significant updates over the last few years. Newer tar and gravel roof, newer HE furnaces and mid efficient HWTs. Tenants would love to stay but understand that they are not paying enough. 2410 (UP) is very well kept with a 30 year tenant and he also has the double garage. 2410 Downstairs is a 10 yr plus tenant but the unit needs to be emptied and updated. Current tenant there is a bit of hoarder. 2412 Upstairs is in decent condition, 7 year tenants with dogs and cats(could use a bit of a facelift) 2412 Basement has 9 year tenant and could definitely use a little bit of love. Build some equity through renovations and increase your cash flow, or live in one unit and rent the others. Lots of possibilities. Call your favourite Realtor to explore the options here. No showings without an accepted offer. (id:6769)

Listing Presented By:



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**See**

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca