



## 3908 Centre A Street Calgary Alberta

\$2,299,000

HIGHLAND MANOR. 11 Suites 10 - 1BR and 1 - 2BR units. The building shows extremely well with very good curb appeal. This is a building that a buyer can take over and start to manage. There is no deferred maintenance. Highland Manor will be a short walk to the future Calgary Transit "Green Line " LRT station. 2016 - all windows and patio doors replaced. Fencing and deck were recently replaced. The buyer must qualify and assume the existing mortgage. (3.04% until 2028). Please see the income, expenses and existing mortgage details in the proforma in the the supplements..A buyer will save over \$20,000 per year on interest by assuming the mortgage when compared to today's CMHC insured rates OFFERS SUBJECT TO VIEWING. (id:6769)

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