



## 2302 16A Street Calgary Alberta

\$999,999

Attention Investors! With a lucrative 7.8% CAP Rate, seize this prime opportunity to benefit from an updated and fully rented 4-plex. Alternatively, generate rental income while awaiting permits for your development plans. Nestled in the highly desirable Bankview area adjacent to Buckmaster Park, this property offers easy access to Calgary's vibrant Beltline entertainment and arts district. Boasting a monthly Gross Income of \$7,555.00, all tenants have been meticulously vetted within the past year and have signed leases where the utilities are paid by the tenants. The building comprises 5 units, with 4 compliant with city regulations, including a top-floor 2-bedroom unit, a 1-bedroom unit, and a bachelor unit on the main floor, as well as rear walk-out 1-bedroom units. Engineered for low maintenance, the property features a roof replacement approximately 8 years ago, all copper wiring, absence of poly-b plumbing, and furnace-forced air heating in all units. Comprehensive documentation such as RPR, sewer and electrical inspections, proforma, floor plan, and 3D tour are available for review. Elevate your investment portfolio today with this exceptional opportunity! (id:6769)

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