



## 2518 16 Street Calgary Alberta

\$3,750,000

Investor Alert - This Bankview multifamily development offers a rare opportunity to acquire a high-yield, fullytenanted 8-unit asset with legal suites and luxury finishes. Backed by solid rent fundamentals, primelocation, and long-term financing at a low 3.5% rate, this investment offers exceptional ROI withprojected 47.2% annual returns. Ideal for investors seeking low-maintenance income and significantcapital appreciation.Contact us for pro forma, rent roll, and detailed financial package. Brand New 6-Plex. potential to 8 Plexes currently they are 4 main dwelling size 1900 average each total 7600 sqf above grade. 4 legal basement average 600 sqf total 2400 sqf which mean 10,000 of living space the basement legal suit are in the process of being legal suits by the city of calgary. Prime Calgary SW (Bankview)Rental Income Potential:Main units: \$3,500 - \$4,500/monthBasement suites: \$1,500/monthTotal projected rent: \$20,000 - \$24,000/monthSimilar nearby units rent at \$30/sq. ft., underscoring the income potential.Key Investment Highlights:Eligible for CMHC Select Financing - reduce financing costs and increase ROILocated in a high-demand rental area with proven stabilityTurnkey setup--ready for immediate income generationIdeal for short- and long-term appreciation in a growth-oriented market Whether you're an experienced investor or expanding your portfolio, this asset delivers strong performance, desirable location, and future upside.Hurry--this opportunity won't last long! Contact us today to schedule a viewing (id:6769)

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca