



72 Huntley Close Calgary Alberta

\$1,570,000

INVESTOR ALERT! Welcome to a prime investment opportunity in Huntington Hills on a corner lot! This 6-plex offers a lucrative venture for an investor. Four 2 bdrm, one 1bdrm. and one 3 bdrm unit. Each unit features its own private entry, eliminating common hallway areas and ensuring tenant privacy. Currently, the rental rates are below market value, presenting a significant opportunity for rent increases. Projected future rents gross rent of \$9600, with potential for even greater returns. The current rent is \$ 8900. Tenants pay water, gas, and electric expenses, and all units are independently metered. The only monthly cost related to utilities is the garbage removal / recycling averaging just under \$294 per month in 2023. Newer roof replaced in October 2021. All units have a balcony and a dedicated parking stall have a plug in. 6 washer and dryer, 6 fridges, stoves, 6 hood fans, 6 fridges are included. Good size bedrooms and a 4 pc.bath is located on the lower level. Low annual maintenance costs. Some long term tenant Convenient location for access to public transportation to downtown, walking distance to two elementary schools., parks, and shopping malls. Easy turn key investment property. (id:6769)

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