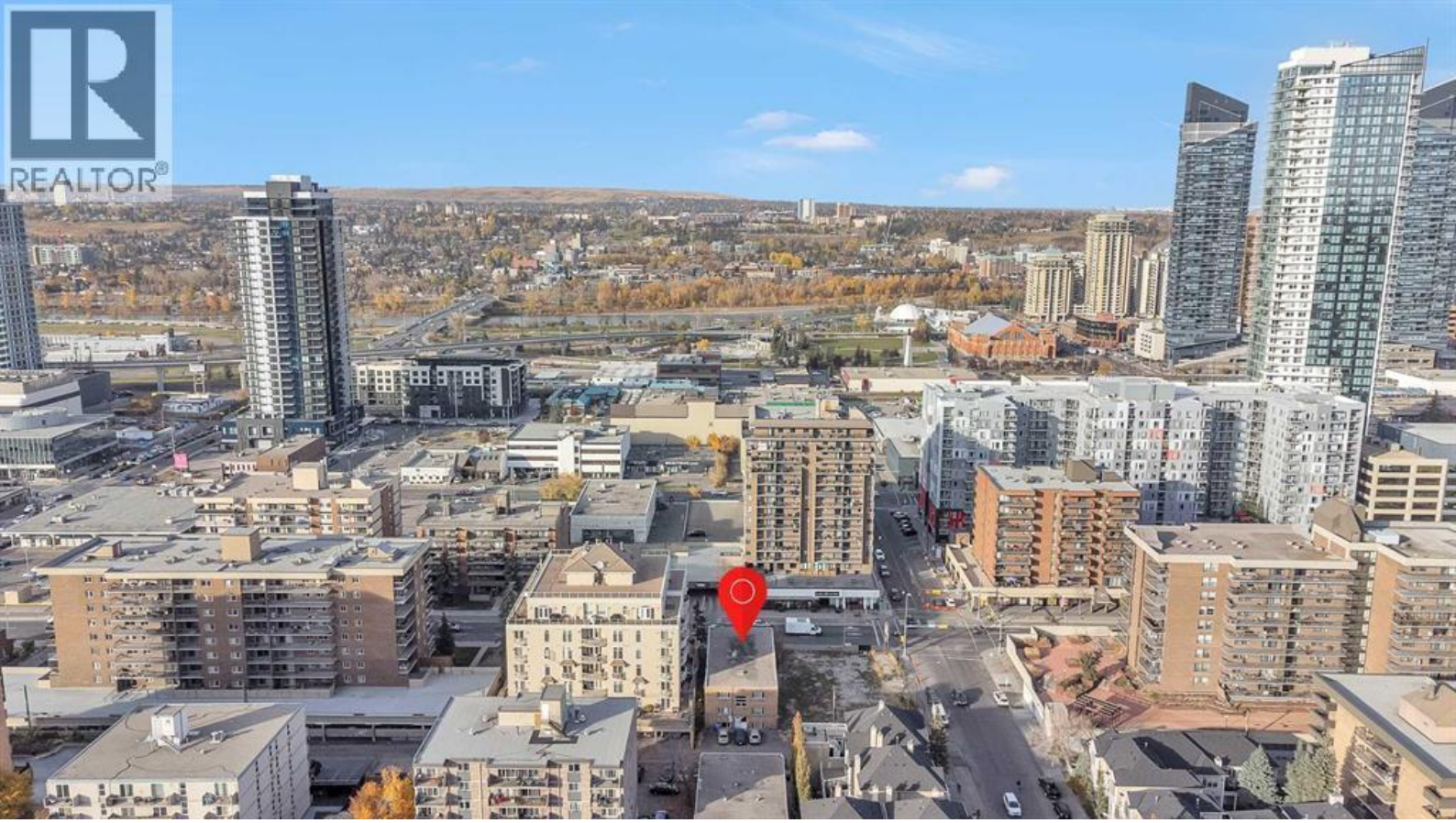
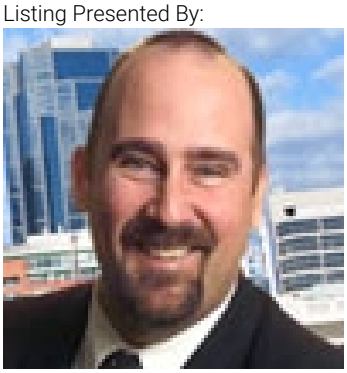


1309 12 Avenue Calgary Alberta

$2,750,000

Located in the heart of Calgary's highly desirable Beltline District, 1309-12th Avenue SW offers a rare multiunit investment with both stability and upside. This is a three-level, eleven-unit apartment building which consists entirely of large one-bedroom suites, ranging between 750 and 800 square feet, as well as one smaller unit--making it an ideal asset for targeting the city's growing population who desire an urban living environment. This apartment building was constructed in 1957 and has a solid structure, bones and fundamentals. Most units have received various levels of interior renovations over time, however, there remains opportunity for any investor who seeks to update this asset to further drive rental growth. For the ambitious investor this is a rare opportunity to secure an income generating property in a prime location, which offers strong cash flow and incredible long term value. There are 5 total parking stalls. This building is minutes from Kensington, downtown, 17th Avenue, CTrain and bus routes, access to parks and the bow river pathway. 1309-12th Avenue SW stands as a prime value-add opportunity in one of Calgary's most desirable, walkable and sought-after urban communities. (id:6769)

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca