



1644 40 Street Calgary Alberta

\$4,100,000

***ASSUMABLE CMHC MORTGAGE AT 2.55% UNTIL 2030 (CONDITIONS APPLY) *** CURRENT RENTAL INCOME: \$16,950.00 PER MONTH (OVER \$200,000.00 PER ANNUM) *** INCOME GENERATING 6PLEX IN ROSSCARROCK (ZONING: M-CG) --- AMAZING LOCATION -> RIGHT OFF 17TH AVE SW AND EASY ACCESS TO SARCEE TRAIL SW - UNLIMITED TRANSIT ACCESS (CLOSE TO 45 STREET STATION) AND THE AMPLE BUS STATIONS ALONG 17TH AVE SW!!! --- 6 UNITS EACH FEATURING 3 BEDROOM & 2.5 BATHS - EACH UNIT HAS A BALCONY - 5 UNITS HAVE A SINGLE ATTACHED GARAGE WITH DRIVEWAY (2 PARKING SPOTS) - 1 UNIT W DOUBLE ATTACHED GARAGE - SLIGHTLY VARYING FLOORPLANS FOR EACH UNIT (SUITED TO THE FUNCTIONALITY OF EACH UNIT) - AMAZING MULTI-FAMILY INVESTMENT IN A GREAT LOCATION! (id:6769)

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