



1726 10A Street Calgary Alberta

\$2,799,000

High End finishing throughout! Mix of 9 - 2 bedroom, 1 bathroom units, 2 - 1 bedroom, 1 bathroom unit and 2 bachelor units all with their own in suite laundry plus there are 6 energized parking stalls. This great building is in an amazing location in the heart of Lower Mount Royal and right off of 17 Avenue! Offered at a great NOI of \$176,000 with a 6.2% CAP rate! BEST OF ALL THIS BUILDING IS STRATA TITLED other than the 2 illegal bachelor units making the options are endless. All SEPARATE METERS. Hold and cash flow or sell each unit individually. Solid long term economic life left on this gem that is always rented - every unit is massive and not cookie cutter finished with granite, tile and hardwood. Great option for an Air BnB or in the past the seller had fully furnished units to boost revenue - another option for a potential buyer. Building has been fully renovated in recent years with new windows, roof, plumbing, electrical, framing, all brand new drywall/paint and exterior! Fully functional intercom system and open common areas with newer carpet and maple railings. Please see video <https://youtu.be/xTfraVapkPU> (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX HOUSE OF REAL ESTATE

<http://amitaurora.com>

RE/MAX Realty Professionals

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

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