



2925 12 Avenue Calgary Alberta

\$4,199,999

Shag 5 combines thoughtful design with a favorable location within the community of Shaganappi Point. The transit-oriented project is comprised of 10 units and is fully leased. Fully leased at market rents as of October 2023. 3.2% increase in the average effective rent Y-O-Y. Rapidly shrinking vacancies and no provincial control on rent increase led to the fastest rent growth the metro has seen since 2008. Total Number of Units 10. Year Built 2022. Parking: 5 covered stalls with ample street parking. Zoning: M-C2. Number of Stories: 2.5. Occupancy: 100%. Financing: CMHC assumable at 4.47% (conditions apply). Site Area: 712 sm (7672 sqft / 0.071 ha). Building Footprint: 424 sm (4566 sqft) (id:6769)

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