



## 4728 Stanley Road Calgary Alberta

\$1,348,888

Elboya - 4724 & 4728 Stanley Road SW: INVESTORS/DEVELOPERS. Fantastic opportunity to own two separate 60' x 125' lots in the sought-after community of Elboya. Total Land is 15,000 Sqft. Each property is separately titled and must be purchased together, total list price for the package is \$2,697,776. The current use on each property is a legal 4-plex. The current Zoning is MC-2. All units have two Bedrooms and one bath. All eight units are well-maintained, and many have long-term tenants. Upper units are 774 sqft, and lower units are 720 sqft. Each unit is self-contained with a private/separate front and rear entrance and is metered with its own electrical panel, HWT, furnace, and in-suite laundry. There is plenty of street parking. 4724 has three outdoor stalls and a double detached garage with a back lane. 4728 has a 4-car garage with a back lane. Prime Inner City Property! Ideally situated in Elboya, just south of Parkhill and within walking distance of Stanley Park and the 39 Ave LRT Train Station. Fantastic Location - steps to MacLeod Trail with quick access to Chinook Centre Mall, Britannia Plaza + Much More !! Easy access to Elbow Drive, Deerfoot & Glenmore Trail and a 10-minute commute into downtown. Excellent holding property, a rare re-development opportunity to own 120 feet of frontage ready for development with solid rental income. Call for more information. (id:6769)

Listing Presented By:



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