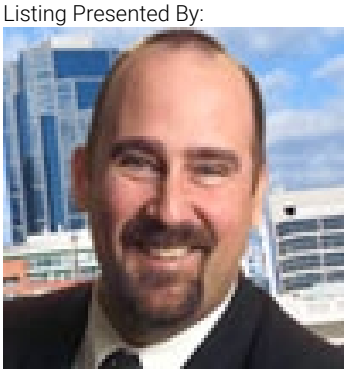


655 4 Avenue Calgary Alberta

$1,850,000

Classic Brick-and-Mortar Investment is what this 7-Suite Concrete Apartment Building is all about, with current revenue of $133,500 per year. Positioned in the heart of high-demand Bridgeland, this well-maintained 7-suite concrete building offers a annual turn-key revenue opportunity for the savvy investor. Featuring six spacious 2-bedroom units and one bachelor suite. Every apartment enjoys a private balcony, a secure storage unit and a warm, welcoming layout that attracts and retains long-term tenants.Property Highlights: Convenient Parking: On-site rear surface parking eliminates street parking - no on street parking headaches for residents. Prime Location: Steps from public transit with quick, direct access to downtown Calgary and local amenities. Proactive Capital Upgrades: Capital expenditure risks are minimized thanks to significant recent improvements over the last 8 years: Hallways, common areas, and flooring upgraded (2 years ago) Windows and exterior doors replaced (4 years ago) Roof replaced (5 years ago) Water heater replaced (8 years ago). New Replacement Boiler in Storage, if required.Personally maintained with pride of ownership, this solid concrete asset yields stable cash flow with stable long-term upside. A fantastic turn-key addition to any real estate portfolio. A rock-solid, turn-key investment property ready for long-term equity growth and stable rental yield. Full Proforma available on request. (id:6769)

Listing Presented By:



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