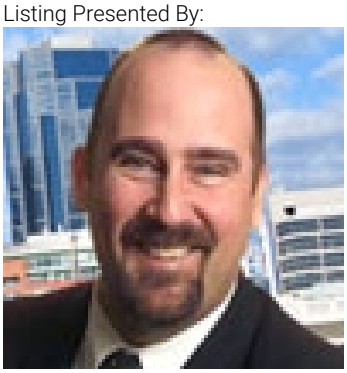


69 Silverton Glen Gate Calgary Alberta

$2,800,000

A rare chance to acquire a fully operational, fully leased multi-family investment financed through CMHC's MLI Select program, with all of the legwork already done. The application, approvals, costs and lease-up are complete, so an investor steps into a stabilized asset that is cash flow positive every month.The offering consists of four 3-bedroom freehold townhomes on separate titles, each with its own double detached garage and no condo fees. The two end units each include a 2-bedroom basement suite with a private side entrance, for six self-contained rental units and 16 bedrooms in total. Zoned R-Gm.The key advantage is the financing: an MLI Select mortgage with a 50-year amortization, assumable by a qualified buyer subject to lender and CMHC approval. The long amortization keeps monthly payments low and cash flow strong, without the months of paperwork, expense and waiting a new MLI Select application requires.Located in Silverton, one of SW Calgary's newest communities, close to bus routes and schools, with quick access to Macleod Trail and Stoney Trail. A hands-off, income-producing property for the investor who wants the benefits of MLI Select without building it from scratch. (id:6769)

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