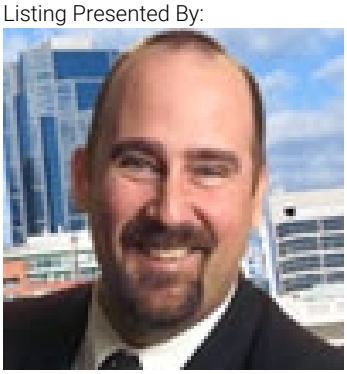


728 14 Avenue Calgary Alberta

$3,255,000

Beautifully maintained 1910-character building offering historic charm, affordable rents, consistently high occupancy, and long-term tenant retention.The property has undergone extensive upgrades, including: o Redecorated suites o New boiler installed circa 2016 o Updated electrical system, including electrical panel o Plumbing upgrades completed in 2012 o Roof replaced circa 2018 2019 o Low-maintenance landscaping with a small outdoor patioThis turnkey investment property offers stable rental income with minimal ongoing maintenance. Potential future upside is possible through acquiring a Heritage property designation and the sale of air rights, both of which require municipal approval.An excellent opportunity to own a well-maintained character property with strong rental demand. The existing mortgage must be assumed - See supplements. (id:6769)

Listing Presented By:



Originally Listed by:
Michael Fleming Realty Corp.

http://www.flemingrealty.ca/

RE/MAX Realty Professionals

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

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