

# \$1,449,000 - 2619 16 Street Sw, Calgary

MLS® #A2249523

**\$1,449,000**

0 Bedroom, 0.00 Bathroom, 3,903 sqft

Multi-family on 0.12 Acres

Bankview, Calgary, Alberta

Investment opportunity. Up/down 4 plex, just one block from 26 Ave in Bankview in 16 street. This area is big enough to a brand new condo building units, with maximum floor area ratio of 2.5. Each unit is 820 sq.ft. Mix of 3 -2 beds and 1 - 1 bed. Had recently upgraded to newer kitchen cabinet and flooring, newer bath room vanity. Monthly rent is \$7,080.00, gross \$84,960, net operating income is \$72,196.56 making cap rate 5%. Great cash flow and holding property for redevelopment. (id:6289)

Built in 1958

## Essential Information

Listing #	A2249523
Price	\$1,449,000
Bathrooms	0.00
Square Footage	3,903
Acres	0.12
Year Built	1958
Type	Multi-family
Sub-Type	Freehold

## Community Information

Address	2619 16 Street Sw
Subdivision	Bankview
City	Calgary
Province	Alberta
Postal Code	T2T4G3



## Amenities

Amenities	Shopping
Features	Other
Parking Spaces	4
Parking	Concrete, Parking Pad

## Interior

Appliances	Washer, Refrigerator, Range - Electric, Dryer
Cooling	None
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick
Construction	Wood frame
Foundation	See Remarks

## Listing Details

Listing Office      TREC The Real Estate Company



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