

**4515 75 Street NW
Calgary, Alberta**

MLS # A2236360



\$1,850,000

Division:	Bowness		
Type:	Commercial/Multi Family		
Style:	-		
Size:	8,205 sq.ft.	Age:	1975 (50 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane		
Bldg Name:	-		
Water:	-		
Sewer:	-		
LLD:	-		
Zoning:	M-C1		
Utilities:	-		

Heating: Baseboard, Boiler

Floors: -

Roof: Shingle

Basement: -

Exterior: Wood Frame

Foundation: Slab

Features: -

Inclusions: 8 Refrigerators, 8 Stoves

This is a great 8-plex investment property. Well-maintained with 7 two-bedroom units (approx. 800 sqft per) and 1 one-bedroom unit (approx. 600 sqft). Many upgrades including: 2025 boiler; 2024 common area new carpet and fresh paint; 2015 roof, siding, eavestroughs, balconies; 2014 windows. Individual units have had updates between tenants including new flooring and fresh paint in 2 units this year. Common laundry room with Coinomatic. Great location close to transit, parks, schools, shopping, and the community sportsplex. Excellent investment opportunity!