1809 5 Street SW
Calgary, Alberta

MLS # A2241961

$7,750,000

Division:	Cliff Bungalow		
Type:	Commercial/Multi Family		
Style:	-		
Size:	29,969 sq.ft.	**Age:**	1973 (53 yrs old)
Beds:	-	**Baths:**	-
Garage:	-		
Lot Size:	0.26 Acre		
Lot Feat:	Landscaped, Near Public Transit, Open Lot		

Heating:	-	**Bldg Name:**	VILLA JEAN TOUPIN
Floors:	-	**Water:**	-
Roof:	-	**Sewer:**	-
Basement:	-	**LLD:**	-
Exterior:	-	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	-		

Inclusions: 36 fridges, 36 stoves   all window coverings owned by the Seller. See list for additional goods included

Real Estate is all about location and this building is located in one of the very best rental locations in Calgary. The building is a short walk to all of the amenities in Mission and 17 Ave SW.. Tenants can easily walk to work or their favorite shops and restaurants. The original owner of this concrete and brick building has done an outstanding job of maintaining and upgrading this property over the years. The building is well organized and well operated. There have been numerous upgrades in the property in the past few years, including a new elevator, a new make up air system, plumbing and heating upgrades as well as refreshing units when units were being turned over. The property is currently operated as a building for low income seniors and the owner have decided to move in a different direction and sell the property. The above ground floors have a sitting area for tenants to enjoy at their leisure if they wish to visit amongst themselves. The existing vacant units and any upcoming vacant units will be available to the new owners to rent as they choose.   The Villa has a large amount of community activity space in the lower level, for gatherings, plus a games room, a boardroom, and office. There are 6 parking stalls at the rear of the building and 10 more parking stalls (1715 5th St SW) north of the building on a titled lot. The new owner can move the rents to market levels and enjoy this excellent investment for many decades.