

780-832-5880

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## 4655 37 Street SW Calgary, Alberta

**Heating:** 

Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

MLS # A2208385



Asphalt Shingle

N/A

\$4,200,000

Glamorgan

Retail

Division:

Type:

Bus. Type:

Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 7,431 sq.ft.

Zoning: C-N2

Addl. Cost: 
Based on Year: 
Utilities: 
Parking: 
Lot Size: 
Lot Feat: -

((INVESTOR ALERT)) We have a high-income generating strip mall in the heart of SW for sale. Fantastic 5-unit retail commercial building that is fully leased out. Located off 37 street SW and Glenmore Tr SW, this highly visible corner property boasts 16 parking stalls, a nearby bus stop for transit and a short walking distance to Mount Royal university campus. Zoned for Commercial Neighbourhood 2 (C-N2) with a combined total building size of 7,431 SQ FT on a 14,477 SQ FT lot. The building has been owned and well maintained for over 20 years with no major issues. In addition, the seller has completed environmental Phase 1 and 2 last year with no findings. With an exploding Calgary population and demographic that is growing exponentially, here is an opportunity to own a rare commercial strip mall that does not often come around. Surrounded by affluent neighbourhoods and priced at 6% cap rate. Do not miss this if you want to invest into the Calgary market.