

4416 4 Street NW  
Calgary, Alberta

MLS # A2197107



**\$2,250,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	7,160 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Low Maintenance Landscape, Near Public Transit, Street		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	Public
<b>Roof:</b>	Membrane	<b>Sewer:</b>	Public Sewer
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Connected
<b>Features:</b>	-		

**Inclusions:** 8 fridges, 8 stoves window coverings owned by the Owner

This is a well maintained, low maintenance, frame construction 8 suiter on 4th St NW. 1 Bachelor, 5-1 BR, 2-2BR. 4 units have balconies. The kitchens and bathrooms have been tastefully remodeled. 4416 has been well maintained and has numerous upgrades&hellip;. New roof 2022, all building electrical panel and breakers replaced, commercial hot water tank in 2021, new windows, patio doors in 2013. This is a great location with access to downtown via 4th St NW whether driving or on public transportation. There are 7 parking spots at the rear. The Buyer must qualify and assume the existing mortgage and most likely need a CMHCC 2nd mortgage. See the supplements for additional upgrades and property proforma.