



THE
A-TEAM

**RE/MAX
FIRST**

623 9A Street #0, Calgary T2N 1T9

MLS® #: **A2101712** Area: **Sunnyside** Listing Date: **01/15/24** List Price: **\$2,970,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area

Abv Sqft: **7,500**
Low Sqft:
Ttl Sqft: **7,500**

DOM

125
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **12**
Garage Sz:

Utilities and Features

Roof: Construction:
Heating: Flooring:
Sewer: Water Source:
Ext Feat: Fnd/Bsmt:
Kitchen Appl:
Int Feat:
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **M-C2**
Legal Desc: **24480**

Remarks

Pub Rmks: **A rare and great opportunity to acquire two 100% secured rental apartments located in Sunnyside. Wonderfully positioned around all major amenities, steps away from Kensington Village, the LRT Station, and SAIT, 623 9A Street NW provides interested groups the opportunity to deploy various capex strategies throughout the building that will enable a clear path to income and investment yield growth. To be sold with 320 9 Street NW**

Inclusions: **N/A**

Property Listed By:

CDN Global Advisors Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

