

Blackstone
Commercial Real Estate Services Inc.

For Sale

2730 17th Avenue SW | Calgary, Alberta

Transit-Oriented 36-Unit Concrete Asset Steps from LRT & Amenities



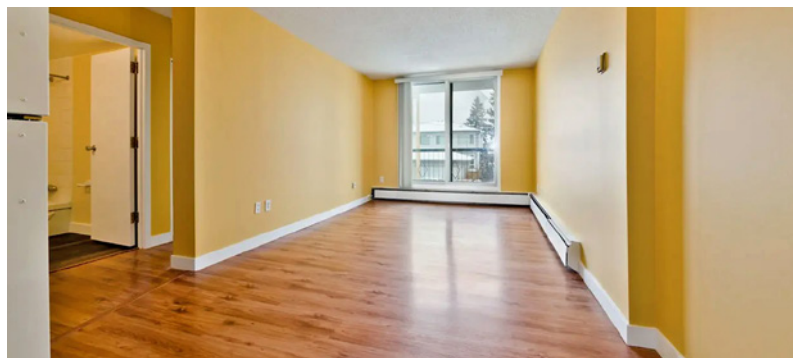
2730 17th Avenue SW, Calgary AB

36-Unit Apartment Building in Inner City Shaganappi

PROPERTY DETAILS

Asking Price	\$9,095,000
Community	Shaganappi
Constructed	1976
Zoning	MU-1f4.5h22 Mixed Use
Suite Mix	18 One-Bedroom Units 18 Two-Bedroom Units
Construction	Concrete
Site Size	0.43 acres
Parking	18 UG Titled Stalls, 14 Surface Parking Stalls
Utilities	Includes Heat, Water / Sewer All Units Metered Separately for Electrical

- 36 Suites | 1-bdrms: 470± SF | 2-bdrms 660± SF
- All Units have Balconies or Patios
Some suites recently renovated
- Elevator / Laundry Room
- Original furnace has been replaced
- 2 blocks to Shaganappi LRT Station



Grant Potter Designate Broker

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Unit A210

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INCOME

Rental Income	\$ 598,860
Other income	\$ 15,000
Less vacancy (2%)	\$ (11,977)
	\$ 601,883

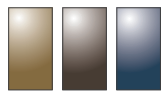
EXPENSES

Property Taxes	\$ 42,000
Utilities	\$ 40,000
Insurance	\$ 20,000
Caretakers	\$ 21,600
Management	\$ 27,836
Repairs & Maintenance	\$ 40,000
Miscellaneous	\$ 10,000
Total expenses	\$ 201,436
Net Income	\$ 400,447



PROPERTY DETAILS

Constructed	1976
Zoning	MU-1f4.5h22 Mixed Use
Suite Mix	18 One-Bedroom Units 18 Two-Bedroom Units
Construction	Concrete Foundation – Poured-in-place Reinforced Concrete Frame – Steel and Concrete Exterior Walls – Stucco / Brick Roof – Membrane Flat Built-up
HVAC	Two Boilers and 2 Hot Water Heaters, Forced Air Makeup Furnace
Site Size	0.43 acres
Improvements	New Furnace 2018 Numerous upgrades over last 10 years including flooring and baseboards, common area flooring, parkade membrane completed 2010 Elevator control room upgrade 2011
Parking	18 UG Titled Stalls, 14 Surface Parking Stalls
Utilities	Includes Heat, Water / Sewer All Units Metered Separately for Electrical
Amenities	2 blocks to West LRT C-Train station, 10 minutes to downtown, 5 blocks to Westbrook Mall shopping. All units have balconies or patios.
Current Financing	Principal Outstanding: \$6,676,000± Annual Interest Rate: 2.90% Maturity Date: June 1, 2027 Monthly Payment: \$27,166

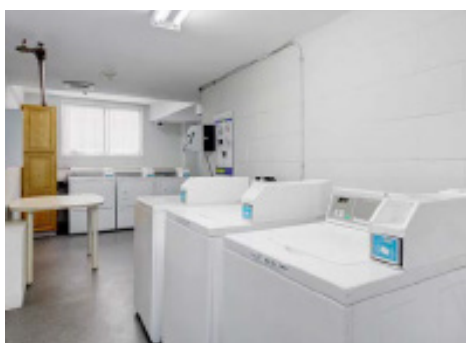


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