FOR SALE | 9 UNIT APARTMENT BUILDING

# **N**AIAdvent

### PRICE REDUCED



### Value-Add Opportunity | Large 2 & 3 Bedroom Units 733 44 Avenue NW | Calgary, Alberta

LOCATION	733 44 Avenue NW
LEGAL	Plan 2862JK, Block 11, Lot 2
YEAR BUILT	1967
COMMUNITY	Highwood
SITE SIZE	12,587 SF
RENTABLE AREA	7,700 SF
FLOORS	2
# OF UNITS	9
PARKING	9 Stalls
UNIT MIX	6 - 2BR Suites (Avg. 800 SF) 3 - 3BR Suites (Avg.1,050 SF)
ZONING	M-C1 Multi-Residential- Contextual Low

PROXIMITY TO DOWNTOWN CALGARY 10 Minute drive to Downtown core

### SURROUNDED BY RECREATION

Within blocks of parks, schools, outdoor pool, and golf course.

#### ACCESS TO TRANSIT Plenty of bus stops, close to future Green-Line LRT



#### WALK SCORE - 53 Some errands can be accomplished on foot



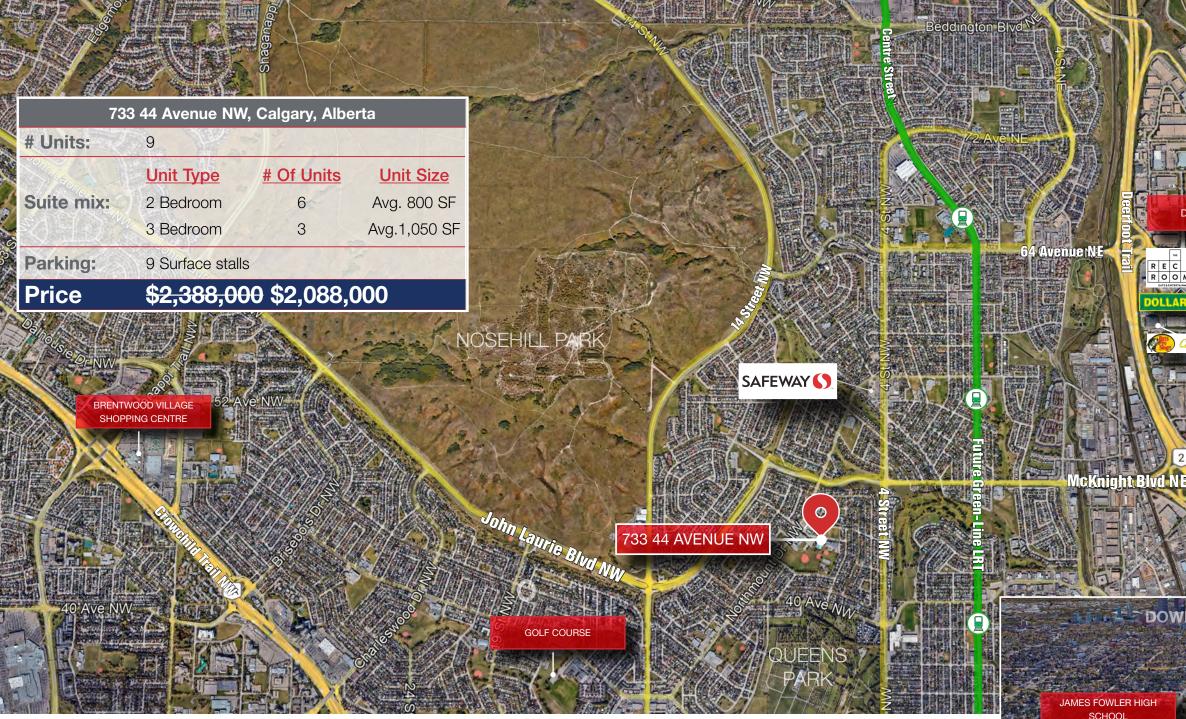
CLOSE PROXIMITY TO YYC AIRPORT 15 Minute to drive to Airport



NAI Advent Commercial Real Estate Corp. | 3633 8 Street SE, Calgary, AB T2G 3A5 | 403 984 9800 | naiadvent.com

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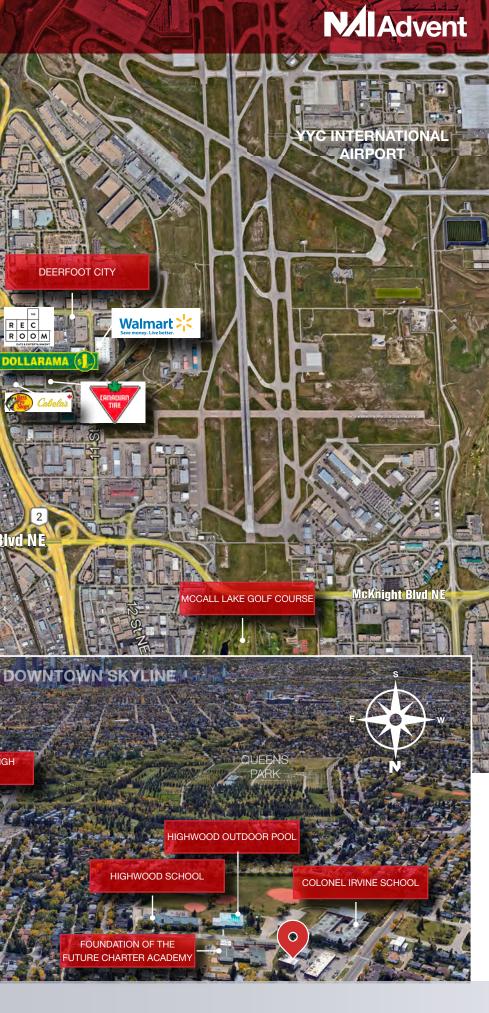
### HIGHWOOD | CALGARY, AB



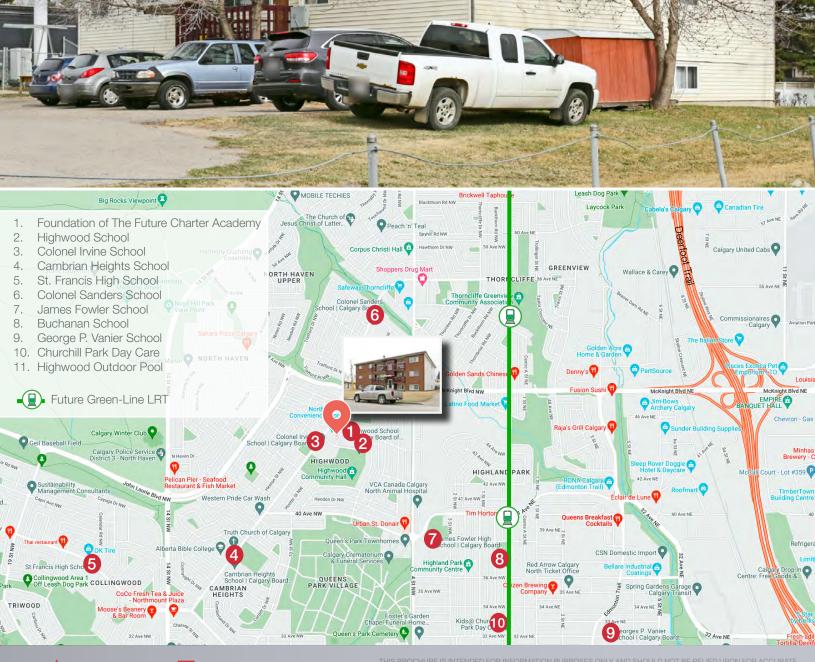
### **Property Highlights**

- Value-add investment opportunity
- Large 3 and 2 bedroom units
- Nearby schools and parks
- Walking distance to Nosehill Park
- Outdoor pool across the street
- 10 minute drive to Brentwood Village Shopping Centre and Deerfoot City
- 15 minute drive to YYC International Airport
- Only 10 minute drive to the University of Calgary
- Within a few minute drive to Safeway
- Easy access to John Laurie Blvd, McKnight Blvd, Centre Street, and Deerfoot Trail
- Close proximity to future Green-Line LRT





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Commercial Real Estate Services, Worldwide.

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