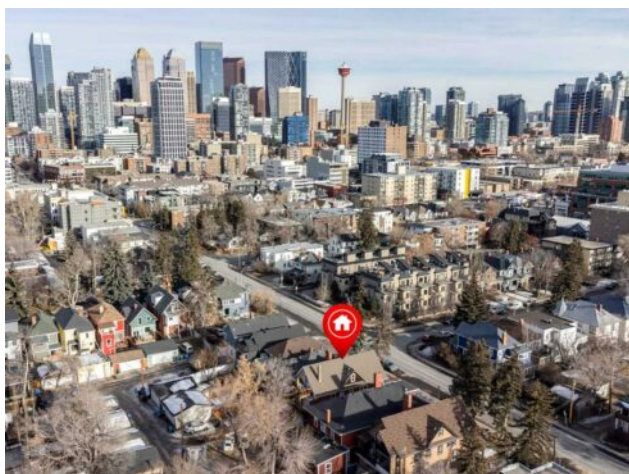


**2119 5 Street SW**  
**Calgary, Alberta**
**MLS # A2192060**

**\$1,149,900**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	3,386 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Natural Gas, Steam

**Floors:** -

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** -

**Bldg Name:** -

**Water:** -

**Sewer:** -

**LLD:** -

**Zoning:** M-CG

**Utilities:** -

**Inclusions:** 6 - Fridge, 5 - Gas Stove, 1 - Electric Stove, 1 - Dishwasher, 2 - Coin Operated Washer, 2 - Coin Operated Dryer

Great Investment Opportunity in the heart of Cliff Bungalow! This well-maintained 6-unit building is an ideal choice for investors seeking a property near all key amenities, transit, universities, and downtown. The building includes 3 two-bedroom units, 2 one-bedroom units, and 1 bachelor unit, plus 3 storage units, a laundry area, and off-street parking for 5 vehicles with plug-ins. Steps from the #3 bus route and with quick access to Erlton C-Train Station, future tenants will enjoy convenient public transport options. The property currently generates a gross annual income of \$94,500 and is located near the shops and restaurants of 17th Ave SW and 4 St SW.