$4,200,000 - 4655 37 Street Sw, Calgary

MLS® #A2208385

$4,200,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Glamorgan, Calgary, Alberta

((INVESTOR ALERT)) We have a high-income generating strip mall in the heart of SW for sale. Fantastic 5-unit retail commercial building that is fully leased out. Located off 37 street SW and Glenmore Tr SW, this highly visible corner property boasts 16 parking stalls, a nearby bus stop for transit and a short walking distance to Mount Royal university campus. Zoned for Commercial Neighbourhood 2 (C-N2) with a combined total building size of 7,431 SQ FT on a 14,477 SQ FT lot. The building has been owned and well maintained for over 20 years with no major issues. In addition, the seller has completed environmental Phase 1 and 2 last year with no findings.

With an exploding Calgary population and demographic that is growing exponentially, here is an opportunity to own a rare commercial strip mall that does not often come around. Surrounded by affluent neighbourhoods and priced at 6% cap rate. Do not miss this if you want to invest into the Calgary market.

Built in 1978

Essential Information

MLS® #	A2208385
Price	$4,200,000
Bathrooms	0.00
Acres	0.00

Year Built	1978
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	4655 37 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3C8

Amenities

| Parking Spaces | 16 |

Exterior

| Roof | Asphalt Shingle |

Additional Information

Date Listed	April 3rd, 2025
Days on Market	2
Zoning	C-N2

Listing Details

| Listing Office | Century 21 Bravo Realty |