

BUILDING FOR SALE

Lower Mount Royal

1712 - 13th Street SW
Calgary, AB

May 2012

"HIGH END
FURNISHED
SUITES"

6 CAP



FOR SALE

16 SUITE BUILDING



Highlights

- Totally Renovated & Remodelled in 2008;
- Outstanding Level of Finishing;
- Fully Furnished Suites;
- Current Tenants are mix of short & long term;
- Approved for Condos.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Jim Courtney

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NAI Commercial

Commercial Real Estate Services, Worldwide.

Suite 1, 6204 - 6A Street SE
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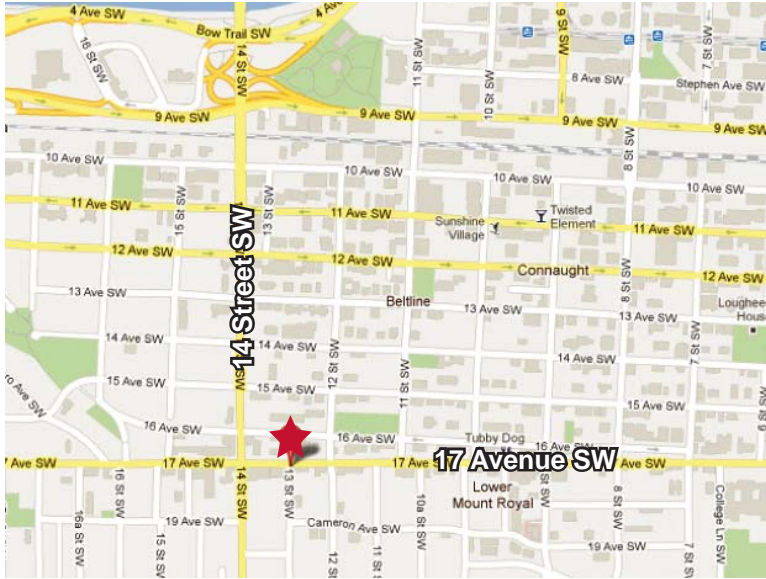
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Location Map



Property Description

Site:	6,500 sq.ft
Building:	10,700 +/- sq.ft. (3 floors)
Suites:	16 - One Bedroom Units
Parking:	7 Surface Stalls on Site Street Parking Available
Condition:	Total Building Updated and Renovated in 2008
Revenue:	\$318,000/Year (2012 Projected) (Based on 94% Occupancy in Q.1, 2012)
Operating Expense:	\$58,872/Year (2012 Projected)
Net Income:	\$259,128/Year (2012 Projected)
Appraised Value:	Unfurnished Suites \$258,000.00
Price:	\$4,000,000 (\$250,000/Unit)

(Note - All furnishings included in sale price)

Financials and Tours available with C.A.



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.

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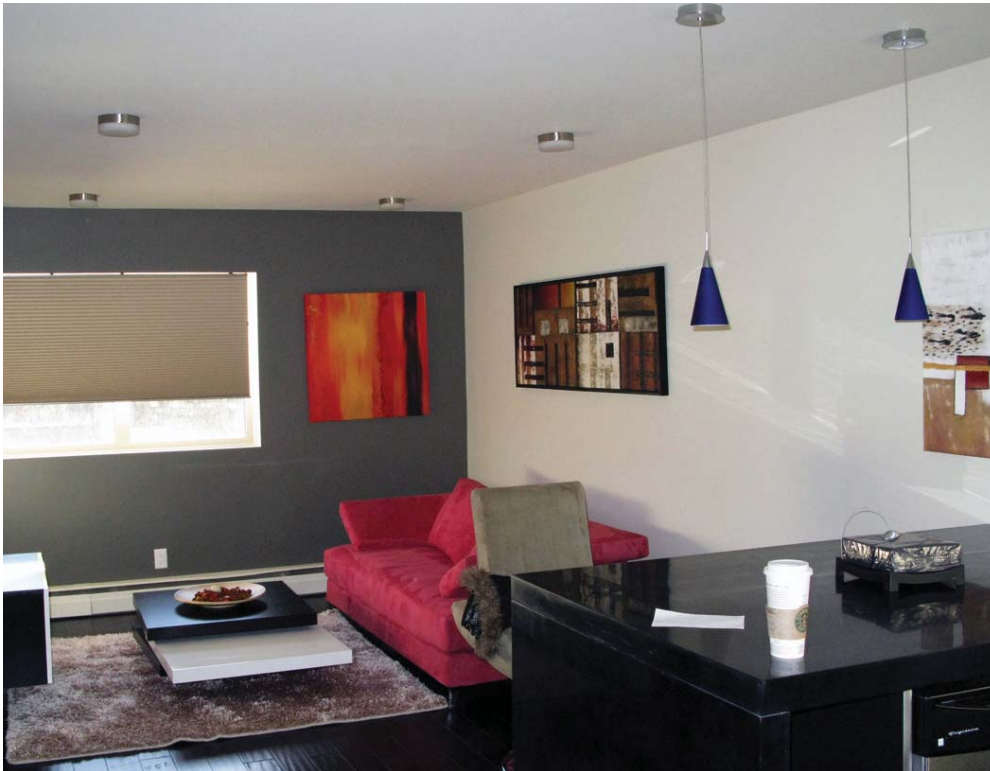
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Asking Price:
\$4,000,000



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