



**NW Calgary Concrete 17 Suite Apartment**  
**11 One Bedroom Suites @ 625 Sq Ft**  
**6 Two Bedroom Suites @ 751 Sq Ft**  
**New Boiler, New Common Area Carpets, Updated Fixtures and Plumbing**  
**100% Parking and 100% Occupancy**  
**Low, Low Rents at Present**  
**Gross Income only \$139,000-Should be \$198,000**  
**Asking \$2.38M with Seller Financing for 18 Months to Assist in Rental Stabilization**



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All Information Believed to be Accurate However Not Guaranteed