$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	4
Zoning	C-N2

Listing Details

Listing Office	Century 21 Bravo Realty