

# \$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 | 16              |
| Zoning         | C-N2            |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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