








Multi-Family Investment Opportunity

Four-Plex with identical bi-Level 3 bedroom units
 850 McNeill Road NE | Calgary, Alberta

LOCATION	850 McNeill Road NE
LEGAL	3030AM 9 Lots 50-51
YEAR BUILT	1971
COMMUNITY	Mayland Heights
SITE SIZE	5,896 SF
RENTABLE AREA	4,800 SF
FLOORS	1
# OF UNITS	4
PARKING	4 Parking Stalls
UNIT MIX	4 - 3BR, 1.5 BTH Units (1200SF)
ZONING	M-C1 Multi-Residential- Contextual Low Prof.

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CLOSE PROXIMITY TO DOWNTOWN CALGARY
 7 min drive, 30 min transit
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SURROUNDED BY AMENITIES
 Walking distance to tennis courts, parks, baseball fields, grocery store, convenience stores and schools.
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ACCESS TO TRANSIT
 Plenty of nearby bus stops and easy access to LRT
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WALK SCORE
 Errands can be accomplished on foot
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VERY BIKEABLE
 22 min bike to downtown



PROPERTY DETAILS

Municipal Address:

850 McNeill Road NE

Units: 4

Suite mix:	Unit Type	# Of Units	Avg. Unit Size
	3 Bedroom 1.5 Bath	4	1200 SF

Parking: 4 surface stalls

Asking Price: ~~\$1,199,000~~ \$1,075,000

PROPERTY HIGHLIGHTS

- Identical bi-level 3 bedroom units
- Laundry hook-up in each unit
- Each unit has furnace and hot water tank
- Nearby schools, parks, tennis and grocery store
- Lot measuring 120ft x 50ft

FOR SALE | FOUR-PLEX WITH 3 BEDROOM UNITS

