

4-plex Properties in Crescent Heights



303 5th Ave NE, Calgary - 2,277 sq/ft

516 2nd St NE, Calgary - 2,288 sq/ft

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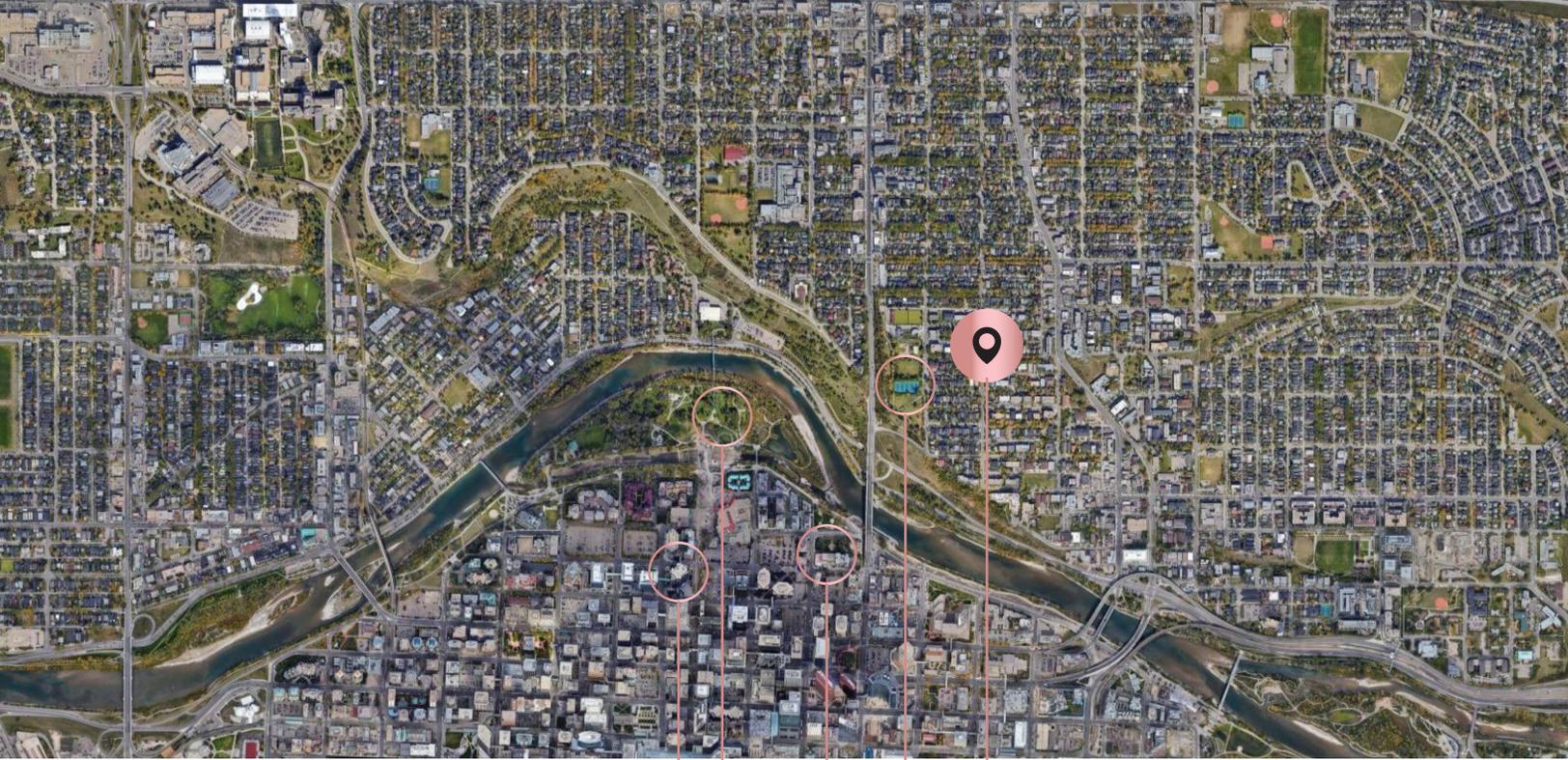
520 2nd St NE, Calgary - 2,277 sq/ft

4 Bedroom, 4.5 Bathroom Units

List Price: \$2,700,000 *[Exclusive Listing](#)

No strata title. Survey work has been completed for quick stratification if preferred.

Units rent for \$3,750/mo, or an AirBnB with an average profit of \$5,500/mo based on projections from an industry leading AirBnB management group - over 8% CAP rate.



Affordable Investment Housing with a Downtown City View

Crescent Heights is situated in Calgary's inner city, just above the north escarpment of the Bow River Valley, bisected by Centre Street, providing direct access to downtown.

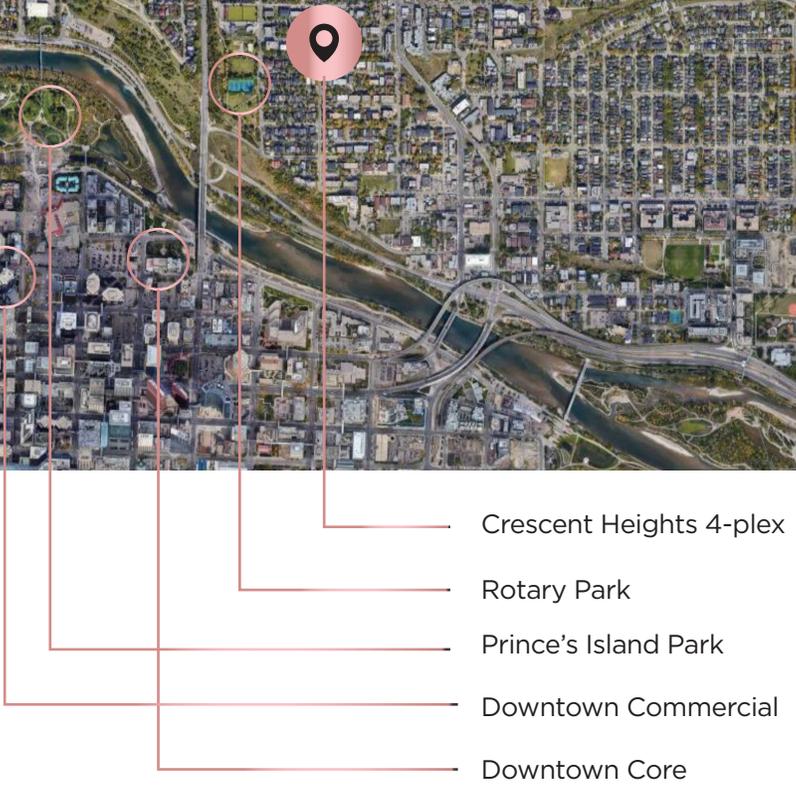
The area boasts a vibrant community of both residential and business.

The community will be linked to Calgary's CTrain rapid-transit system at 9 Avenue N Station when construction of the Green Line is complete in 2027.

The city of Calgary is growing exponentially and there is an abundance of well-paying employment opportunities.

The City of Calgary gained 7,000 jobs from July to August 2022, lowering the unemployment rate to 4.9 per cent, according to Statistics Canada.*

* Source: <https://investalberta.ca/>



View from Rotary Park



Downtown Core