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526 16 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
21446


MLS ID:
A2062019

\$5,490,000



 **DAVID SONG**
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 KEY REALTY GROUP INC.
 403-702-6888

 526 16 Avenue NW, Calgary , Alberta T2M 0J4

Transaction Type For Sale	Title Fee Simple	Days On Market 427
Zoning C-COR1 f5.0h37	Subdivision Mount Pleasant	Building Type Free-Standing,Office Building,Retail
Year Built 1963	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 2934O	Building Area (Sq. Ft.) 10696.00
Building Area (Sq. M.) 993.68	Lot Size (Sq. Ft.) 22260	Lot Size (Acres) 0.51
Construction Type Other	Roof Asphalt/Gravel	Foundation Perimeter Wall,Slab
Cooling Central Air	Heating Standard,Forced Air,Natural Gas	Access to Property Front and Rear Drive access,Direct Access
Inclusions none	Restrictions None Known	Reports None

Price Reduced! Introducing a versatile commercial property offering endless possibilities, now available at a reduced price! With over 0.5 acres of land and a spacious 10,000+ sq ft building, this income-producing asset sits prominently along Calgary's TransCanada Hwy, offering unparalleled visibility. Its strategic location near downtown, the airport, Deerfoot highway, SAIT, and the University of Calgary makes it an ideal candidate for redevelopment into either a cutting-edge medical clinic or a vibrant strip mall. Zoned for C-cor 2 and boasting a 5.0 FAR, with a maximum height of 37 meters, this property provides ample room for expansion and innovation. Priced attractively at approximately \$52.00 per buildable square foot, it presents an enticing investment opportunity. With an effective gross income of \$230,000 annually and a NOI of \$100,000 annually, developers and investors will find this property highly appealing. Whether envisioning a state-of-the-art medical facility catering to the community's healthcare needs or a dynamic strip mall bustling with shops and services, this property offers the ideal canvas. And with ample parking spaces available, convenience is assured for visitors and tenants alike. Don't miss out on the chance to bring your vision to life in one of Calgary's most promising locations! (Please note: The conceptual sketch provided is for illustrative purposes only.)

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