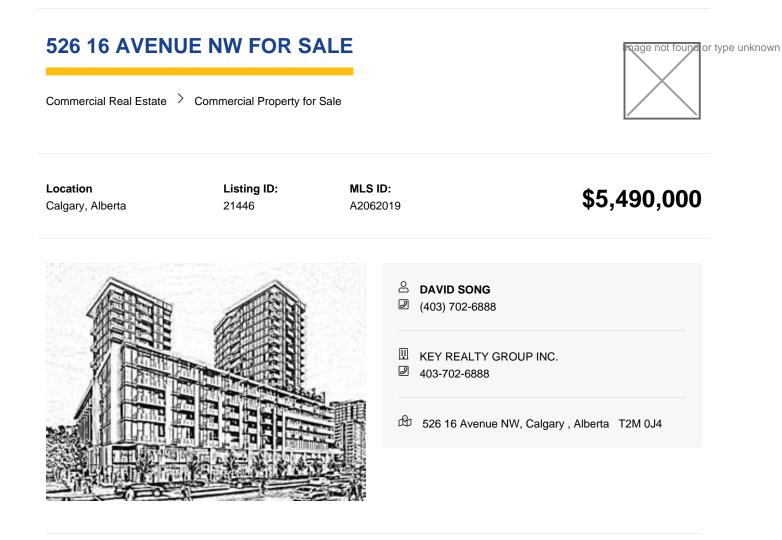


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Transaction Type For Sale

Zoning C-COR1 f5.0h37

Year Built 1963

Property Sub Type Retail

Building Area (Sq. M.) 993.68

Construction Type
Other

Cooling Central Air

Inclusions none Title Fee Simple

Subdivision Mount Pleasant

Structure Type Retail

Legal Plan 2934O

Lot Size (Sq. Ft.) 22260

Roof Asphalt/Gravel

Heating Standard,Forced Air,Natural Gas

Restrictions None Known Days On Market 427

**Building Type** Free-Standing,Office Building,Retail

Property Type Commercial

Building Area (Sq. Ft.) 10696.00

Lot Size (Acres) 0.51

Foundation Perimeter Wall,Slab

Access to Property Front and Rear Drive access,Direct Access

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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