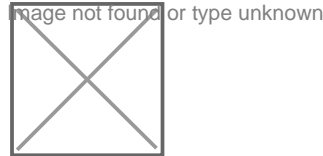


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 334 14 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
23404


**MLS ID:**  
A2028262

**\$2,999,000**



 **JINNY JIN**  
 (403) 291-0012

  
CLASSIC PROPERTY MANAGEMENT & REALTY LTD  
 403-250-7027

 334 14 Street NW, Calgary , Alberta T2N 1Z7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 375	<b>Zoning</b> C-COR2
<b>Subdivision</b> Hillhurst	<b>Year Built</b> 1971	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 9212161
<b>Building Area (Sq. Ft.)</b> 6200.00	<b>Building Area (Sq. M.)</b> 575.99	<b>Inclusions</b> .
<b>Restrictions</b> None Known	<b>Reports</b> Title	

Great opportunity to own this prime location commercial property in Hillhurst ! Huge 14000 sf C-COR2 lot, with more than 6000sf building area, perfectly located on 14 St, a high traffic area with great exposure, with 2 retail tenants bringing in stable good rental income, this property is a rare find in today's market. Permitted uses: Catering Service, Convenience Food Store, Financial Institution, Fitness Centre, Health Care Service, Home Based Child Care, Home Occupation, Information and Service Provider, Library, Museum, Office, Pet Care Service, Print Centre, Protective and Emergency Service, Radio and Television Studio, Restaurant, Retail and Consumer Service, Service Organization, Specialty Food Store, Veterinary Clinic, etc. Discretionary uses: Addiction Treatment, Amusement Arcade, Artist's Studio, Assisted Living, Auto Service, Billiard Parlor, Brewery, Winery and Distillery, Cannabis Store, Car Wash, Child Care Service, Cinema, Computer Games Facility, Conference and Event Facility, Custodial Care, Dinner Theatre, Drinking Establishment, Drive Through, Dwelling Unit, Food Production, Funeral Home, Gas Bar, Health Services Laboratory, Hotel, Indoor Recreation Facility, Instructional Facility, Kennel, Liquor Store, Live Work Unit, Outdoor Café, Parking Lot, Pawn Shop, Payday Loan, Performing Arts Centre, Place of Worship, Post-secondary Learning Institution, Residential Care, Supermarket, Urban Agriculture, Vehicle Rental, etc.

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