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234 17 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
24015


MLS ID:
A2106580

\$2,200,000



 **LES KISS**
 (403) 216-1600

 RE/MAX Real Estate (Central)
 403-216-1600

 234 17 Avenue SE, Calgary , Alberta T2G 1H4

Transaction Type For Sale	Days On Market 204	Zoning CC-X
Subdivision Beltline	Building Type Commercial Mix	Year Built 1970
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan C	Building Area (Sq. Ft.) 2325.00	Building Area (Sq. M.) 216.00
Lot Size (Sq. Ft.) 2960	Lot Size (Acres) 0.07	Construction Type Mixed,Wood Frame
Roof Flat,Mixed	Foundation Poured Concrete	Heating Forced Air,Natural Gas
Inclusions NONE	Restrictions None Known	Reports Aerial Photos,Building Plans,Plot Plan,Title

LOCATION! LOCATION! NEXT TO THE NEW BMO CENTRE ON 17TH AVE!!! COULD BE A PART OF A LARGE LAND ASSEMBLY. SOLID BUILDING WITH A SUITE UPSTAIRS AND A FULL BASEMENT. FORMER FAMOUS LION'S DEN RESTAURANT. IDEAL LOCATION FOR MANY MANY USES. VACANT AND COULD BE REPURPOSED OR USE AS A RESTAURANT, COFFEE SHOP, FAST FOOD OUTLET, PIZZA ETC. THE COMMERCIAL USE MEASUREMENT IS 2325 SQ FT AND THE RESIDENTIAL UPSTAIRS MEASUREMENT IS 1578 SQ FT. LOCATION A FEW STEPS AWAY FROM THE ENTRANCE INTO THE NEW "BMO" CENTRE AND THE STAMPEDE GROUNDS.

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