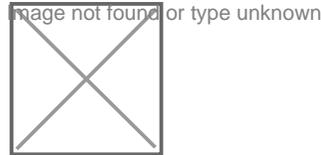


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

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