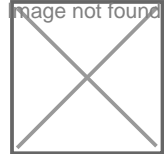


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1912, 1916 , 1924 37 STREET SW FOR SALE

Image not found or type unknown



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
24291


MLS ID:
A2096683

\$6,990,000



 **CHRIS ZAHARKO**
 (403) 253-1901

 **ROYAL LEPAGE BENCHMARK**
 403-253-1901

 1912, 1916 , 1924 37 Street SW, Calgary , Alberta T3E 3A3

Transaction Type For Sale	Title Fee Simple	Days On Market 181
Zoning MU-2 f5.0h26	Subdivision Killarney/Glengarry	Building Type Free-Standing
Year Built 1957	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 6110AK	Building Area (Sq. Ft.) 15678.00
Building Area (Sq. M.) 1456.52	Lot Size (Sq. Ft.) 8987	Lot Size (Acres) 0.21
Construction Type Brick	Inclusions N/A	Restrictions None Known
Reports Call Lister		

Amazing Investment Opportunity in Killarney! Owned by the same family for 40+ years, opportunities like this are rare! Located on the corner of 17th Ave & 37 St SW, this massive land assembly is the perfect location for re-development. This parcel of land includes 4 titled properties: 3717 17 Ave SW & 1912, 1976 & 1924 37 St SW. At 290' x 120' the total available lot size is 34,800 ft. An income generator, all units are fully leased, many are long time tenants with approx \$36,000 GMI. The property is comprised of 2 strip malls (MU-2 F5.0h26) and a 2 unit residential property (MU-2 F3.0h16) and currently allows for a potential of 162,000 sq ft of new development. The #2 Bus stops directly in front with excellent foot traffic and passenger vehicle exposure. Minutes to Westbrook Mall, Killarney Aquatic Centre and easy access to downtown make this a great location for a mixed use residential development.

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