

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.

1501 1 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
24726

MLS ID:
A2118801

\$2,000,000



 **JIAN HUI OUYANG**
 (587) 664-3031

 Century 21 Bamber Realty LTD.
 403-245-0773

 1501 1 Street SE, Calgary , Alberta T2G 2J4

Transaction Type For Sale	Days On Market 154	Zoning CC-X
Subdivision Beltline	Building Type Free-Standing	Year Built 1912
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan C	Building Area (Sq. Ft.) 2200.00	Building Area (Sq. M.) 204.38
Lot Size (Sq. Ft.) 3347	Lot Size (Acres) 0.08	Lot Features Corner Lot
Inclusions N/A	Restrictions None Known	Reports Title

Great Opportunities! Future Mixed-Use Development Site on Corner Location with Interim holding Income. Corner Lot of Prime location, steps to stampede grounds, BMO centre, 17th avenue shops and restaurants, transit and casino. CC-MHX ZONING ALLOWS FOR 3 TIMES SITE COVERAGE WITH NO LIMITATION ON BUILDING HEIGHT. This freestanding retail building located on a corner lot (1st street South bound Macleod Trail) and 15th Ave SE in the heart of Victoria Park. The existing building is 2,132 SF WITH 7 parking stalls. There is potential to build high rise and low rise building if unified with neighbor's vacant lot. Pls. see the photos for 2 possible developments options. NEW UPDATES: This building has been fully renovated to professional SPA with many upgrades. 3 professional rooms added in the main floor with brand new gorgeous shower, new flooring, new furnace and new heat water tank. This brings nice business income.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.