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1019 7 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
25638

MLS ID:
A2139301

\$3,200,000



 **VIVIAN LEE**
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 1019 7 Avenue SW, Calgary , Alberta T2P 1A8

Transaction Type For Sale	Days On Market 83	Zoning DC (pre 1P2007)
Subdivision Downtown West End	Year Built 1973	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan A1
Building Area (Sq. Ft.) 32000.00	Building Area (Sq. M.) 2972.87	Lot Size (Sq. Ft.) 12658
Lot Size (Acres) 0.29	Inclusions N/A	Restrictions None Known
Reports Floor Plans		

BACK ON MARKET – Exceptional Investment Opportunity! Discover a prime investment opportunity in downtown Calgary! Located on 7th Ave near the C-Train station, this property boasts 32,000 square feet of prime real estate on 0.29 acres of land. The property is ideal to open a daycare center and the Shawn Millenium park is 400 meter away. Nestled in the vibrant west end, it offers immediate access to the downtown core and is surrounded by an abundance of amenities, including restaurants and shopping. The scenic Bow River Pathway is within walking distance, providing a beautiful retreat. The building features convenient ground-level parking at the rear and recent upgrades, such as a new fire sprinkler system, ensuring modern safety standards. It is lease-ready and suitable for various uses, including student housing, schools, or offices, under the DC2008D99 land use designation, which also permits residential use. Notably, the building currently holds an approved Building Permit for hostel redevelopment. Don't miss out on this exceptional investment opportunity!

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