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132 17 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
25694


MLS ID:
A2139818

\$1,000,000



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 132 17 Avenue NW, Calgary , Alberta T2H 5N2

Transaction Type For Sale	Title Fee Simple	Days On Market 78
Zoning DC (pre 1P2007)	Subdivision Tuxedo Park	Building Type Free-Standing
Year Built 1925	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 2129O	Office (Sq. Ft.) 1449.0000
Building Area (Sq. Ft.) 839.59	Building Area (Sq. M.) 78.00	Lot Size (Sq. Ft.) 3121
Lot Size (Acres) 0.07	Construction Type Aluminum Siding ,Wood Frame	Roof Asphalt Shingle
Foundation Poured Concrete	Cooling None	Heating Forced Air,Natural Gas
Lot Features Back Lane,Near Shopping Center,Landscaped,Level,Street Lighting,Near Public Transit,Treed	Commercial Amenities Parking-Extra	Access to Property Back Alley Access,Direct Access,Paved Road,Public Transportation Nearby
Inclusions Bar fridge, mini fridge, microwave, storage box.	Restrictions None Known	Reports Floor Plans,Other Documents,Title

Attention Business Owners! This is an opportunity to purchase your own office building. This thoughtfully designed work space offers a welcoming waiting area, five private offices, a meeting room, two kitchenettes and two washrooms. Step inside to hardwood floors and other character details of this 1925 bungalow. Recent upgrades include a newly renovated lower level (2023) with new furnace (2022) and hot water tank (2022). Outside, the 25' x 125' property has perennial gardens at the front, while the rear features an outdoor patio and four dedicated parking spaces onsite. Whether you envision it as a headquarters for a small enterprise or prefer to lease out individual office spaces, this versatile property will cater to various business needs. Strategically situated near the heart of the city, accessibility is a breeze, whether by car, foot, or public transit, with the forthcoming Green Line transit stop a mere block away. Nearby conveniences include the North Hill Shopping Centre, Southern Alberta Institute of Technology, and the bustling array of shops and services along Centre Street and 16th Avenue. This sunlit building offers the perfect work environment and a great investment opportunity. Contact me today to schedule a private viewing.

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