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## 2, 1133 17 AVENUE NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
25864


**MLS ID:**  
A2143535

**\$4,200,000**



 **JOHN OLIVERIO**  
 (403) 216-1600

 RE/MAX Real Estate (Central)  
 403-216-1600

 2, 1133 17 Avenue NW, Calgary , Alberta T2M 0P6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 67	<b>Zoning</b> DC
<b>Subdivision</b> Capitol Hill	<b>Year Built</b> 1971	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 0010520
<b>Building Area (Sq. Ft.)</b> 9820.00	<b>Building Area (Sq. M.)</b> 912.30	<b>Lot Size (Sq. Ft.)</b> 11948
<b>Lot Size (Acres)</b> 0.27	<b>Access to Property</b> Direct Access	<b>Inclusions</b> 8 refrigerators 8 electric stoves, 8 dishwashers,
<b>Restrictions</b> None Known	<b>Reports</b> Building Location Certificate, Call Lister, Rent Roll	

This three-story building, situated on an 11,948-square-foot lot, holds 10 distinct titles. It encompasses two commercial units: a 3,452 sq. ft. main floor space currently leased to a doctor and a 2,000 sq. ft. lower level space occupied by a church. Additionally, the property boasts 8 upgraded two-bedroom residential units, each with an area of 796 sq. ft. With 21 exterior ground-level parking stalls. This property is ideally located across from SAIT and mere minutes from downtown, making it a prime revenue-generating asset with diverse tenants. A Phase I environmental assessment was completed in 2014, and the property achieved a gross revenue of \$260,000 in 2023. There is also potential to convert the building units into a condominium. there are 10 separate titles for units 1 and 2 and also apartments units 101-104 and 201-204 for the apartments

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