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## 209 19 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
25974


**MLS ID:**  
A2140204

**\$1,499,000**



 **BOB SHEDDY**  
 (403) 324-2222

 Century 21 PowerRealty.ca  
 403-948-2121

 209 19 Street NW, Calgary , Alberta T2N 2H9

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 57	<b>Zoning</b> C-N1
<b>Subdivision</b> West Hillhurst	<b>Building Type</b> Commercial Mix,Free-Standing,Office Building	<b>Year Built</b> 1967
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 2554AC	<b>Building Area (Sq. Ft.)</b> 2355.31	<b>Building Area (Sq. M.)</b> 218.81
<b>Lot Size (Sq. Ft.)</b> 4951	<b>Lot Size (Acres)</b> 0.11	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

Well maintained, prime commercial property ideally situated in vibrant West Hillhurst on 19th Street. Zoned C-N1 for neighbourhood commercial use, ideal for office, medical offices, spas, salons, but can also be converted to retail such as convenience stores, liquor stores, or restaurants. Spanning over 4700 sq ft including the main level and basement, 4 washrooms, staff areas, reception, and plenty of storage. Excellent visibility and easy accessibility to downtown Calgary, situated within a residential community ensures a steady flow of customers. There is ample parking spaces on street and at the back (8).

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