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4712 16 AVENUE NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Calgary, Alberta

Listing ID:



26008


MLS ID:


A2147035

\$3,199,000



 **SUKH BRAR**
 (403) 472-7200

 Royal LePage METRO
 403-400-0000

 4712 16 Avenue NW, Calgary , Alberta T3B 0N1

Transaction Type

For Sale

Days On Market

56

Zoning

C-COR2 f4.5h22

Subdivision

Montgomery

Building Type

Commercial Mix,Low Rise (2-4 stories),Mixed Use,Retail,Strip Mall

Year Built

1978

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

7545FN

Building Area (Sq. Ft.)

17920.00

Building Area (Sq. M.)

1664.81

Lot Size (Sq. Ft.)

17997

Lot Size (Acres)

0.41

Inclusions

N/A

Restrictions

None Known

Reports

Land Survey,Leases,Rent Roll

Great location and investment opportunity In the Commercial Corridor District on 16Ave NW. Close to COP, University of Calgary, Sarcee TR, parks and amenities. Land size of 18,002 sq. ft and building size of 17,921 sq.ft. Strong tenants (Rent roll available after the NDA signed) . Basement is currently vacant and calling for management with vision and quite location for gym or any kind of studio.

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