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4402 17 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta


Listing ID:
26314


MLS ID:
A2153407

\$3,750,000



 **BOB VESEY**
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 Grey Rock Marketing Solutions Inc.
 403-243-7112

 4402 17 Avenue SE, Calgary , Alberta T2A 0T6

Transaction Type For Sale	Title Fee Simple	Days On Market 31
Zoning MU-1 DC	Subdivision Forest Lawn	Building Type Commercial Mix
Year Built 1992	Structure Type Institutional	Property Type Commercial
Property Sub Type Business	Legal Plan 748HV	Building Area (Sq. Ft.) 15146.00
Building Area (Sq. M.) 1407.10	Roof Clay Tile	Cooling Central Air,Full
Heating Forced Air,Natural Gas	Inclusions Full Kitchen and Bar equipment	Restrictions Lease Restriction

Reports

Annual Property Operating Data

2 Storey building on 17th Ave SE For Sale, Main Floor is leased to restaurant and lounge, 2nd floor has 8 apartment units and fully rented. property with two vacant sites behind the building included in price and used for parking. Building available with existing restaurant and lounge tenants or available with main floor vacant. Priced below replacement cost. Lower level is developed with 2434 Sq. Ft, Total including lower level 17,580 Sq. Ft. Land size including extra parking 21,700 Sq. Ft.

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