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## 224 13 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
26488


**MLS ID:**  
A2140999

**\$1,700,000**



 **IMO MANJI**  
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 224 13 Avenue SW, Calgary , Alberta T2R 0K2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 16	<b>Zoning</b> DC (pre 1P2007)
<b>Subdivision</b> Beltline	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1908
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family
<b>Legal Plan</b> C	<b>Building Area (Sq. Ft.)</b> 2002.10	<b>Building Area (Sq. M.)</b> 186.00
<b>Lot Size (Sq. Ft.)</b> 7007	<b>Lot Size (Acres)</b> 0.16	<b>Inclusions</b> All appliances
<b>Restrictions</b> None Known	<b>Reports</b> RPR	

224-13 Ave SW, 50x140ft lot, includes 2 buildings. First building is a commercial office with street exposure and plenty of parking. The 2nd building includes a rented up/down home located at the back of the lot. Both buildings are in good condition, and must be sold with 228-13 Ave SW (MLS A2141000). Excellent holding property for future development, PRIME BELTLINE LOCATION, located across from Haultain Park, tennis courts, and close all amenities!! Total frontage of both lots 100x140 ft, zoned CC-MH with FAR of 5. Excellent holding, earn income while planning for future development. Must be seen to be appreciated!! Unlimited potential!

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