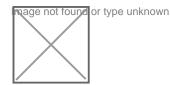


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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
- **2** (403) 259-4141
- RE/MAX Realty Professionals
- **403-259-4141**
- 224 13 Avenue SW, Calgary , Alberta T2R 0K2

**Transaction Type** 

For Sale

**Days On Market** 

16

Zoning

DC (pre 1P2007)

Subdivision

Beltline

**Building Type** 

Free-Standing

Year Built 1908

Structure Type

Other

7007

**Property Type**Commercial

**Property Sub Type** 

Building Area (Sq. M.)

Multi Family

Legal Plan

Building Area (Sq. Ft.) 2002.10

186.00

O

Lot Size (Sq. Ft.)

Lot Size (Acres)

0.16

Inclusions
All appliances

**Restrictions**None Known

Reports 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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