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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

Transaction Type For Sale	Days On Market 16	Zoning DC (pre 1P2007)
Subdivision Beltline	Building Type Free-Standing	Year Built 1908
Structure Type Other	Property Type Commercial	Property Sub Type Multi Family
Legal Plan C	Building Area (Sq. Ft.) 2002.10	Building Area (Sq. M.) 186.00
Lot Size (Sq. Ft.) 7007	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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