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## 2702 CENTRE STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
26523


**MLS ID:**  
A2157754

**\$1,600,000**



 **DAN STANTE**  
 (403) 830-2505

 Real Broker  
 855-623-6900

 2702 Centre Street NE, Calgary , Alberta T2E 2V6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 13
<b>Zoning</b> C-COR2 f1.0h10	<b>Subdivision</b> Tuxedo Park	<b>Building Type</b> Commercial Mix,Free- Standing,Retail,See Remarks
<b>Year Built</b> 1952	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2617AG	<b>Building Area (Sq. Ft.)</b> 3657.00
<b>Building Area (Sq. M.)</b> 339.74	<b>Lot Size (Sq. Ft.)</b> 8395	<b>Lot Size (Acres)</b> 0.19
<b>Inclusions</b> N/A	<b>Restrictions</b> Airspace Restriction	<b>Reports</b> Building Plans

Rare opportunity to restore or re-develop a prime corner site, just blocks from a future Green Line LRT Station. Boasting 80' frontage on Centre Street N, a future mixed-use development would serve thriving retail businesses. At 8400+/- sq ft of land, there are opportunities to rezone the property for increased density, for an estimated 33,600 buildable sq ft. Existing rendering show what's possible with current C-COR2f1.0h10 zoning. Located within the 10-min walking distance TOD zone of the future Green Line station at 28 Avenue N, take advantage of the booming Calgary market and develop a stunning property for your portfolio. The existing buildings consist of a 2,937 sq ft former restaurant/retail structure, and a 720 sq ft bungalow with full basement (restoration in progress and buildings in as-is condition). Rehabilitate or rebuild with amazing upside and opportunity. Unique opportunity for an industrious builder/developer. Call today!

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