

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.

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

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

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.