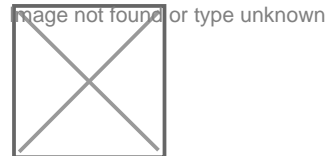


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1804 1ST STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
26739


MLS ID:
A2168531

\$3,390,000



 **JEFF KEET**

 **CDN Global Advisors Ltd.**
 **403-531-4336**

 **1804 1st Street NW, Calgary , Alberta T2M 2T2**

Transaction Type For Sale	Title Fee Simple	Days On Market 126
Zoning Commercial-Community 2 Di	Subdivision Tuxedo Park	Building Type Commercial Mix,Free- Standing,Retail,See Remarks,Street Level Storefront
Year Built 1912	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 21290	Building Area (Sq. Ft.) 8090.00
Building Area (Sq. M.) 751.58	Lot Size (Sq. Ft.) 5295	Lot Size (Acres) 0.12
Footprint (Sq. Ft.) 3920	Construction Type Brick,Concrete,See Remarks,Wood Frame	Roof Flat,See Remarks
Foundation Poured Concrete	Cooling Full	Heating Boiler,Natural Gas
Lot Features Level	Commercial Amenities See Remarks	Access to Property Direct Access
Inclusions All goods that are attached to the building that belong to the Property owner shall be included in sale.	Restrictions None Known	Reports Formal Lease,Rent Roll,RPR with Compliance,Title

Investment Opportunity. The property features 8 tenants on triple net leases with attractive term balances. Tenant mix is street front retail with professional & personal service uses on the 2nd level. The Kelly Block is located in the busy commercial district of Tuxedo Park in central NW Calgary. The property is a 2-storey brick building constructed in 1912, blending historic appeal & modern functionality. It has undergone substantial renovations and is well maintained. The location offers visibility & easy access to major roads & public transportation. Qualified interested parties may receive access to a data room upon registration and signing of a confidentiality agreement.

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