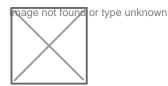


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2, 1133 17 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

27155

MLS ID: A2184464

\$3,750,000



△ JOHN OLIVERIO

(403) 540-4838

RE/MAX House of Real Estate

403-287-3880

rM1

2, 1133 17 Avenue NW, Calgary , Alberta $\,$ T2M 0P6 $\,$

Transaction Type

For Sale

Title

Fee Simple

Days On Market

263

Zoning

DC

Subdivision

Capitol Hill

Property Type

Commercial

105701.60

Year Built

1971

Structure Type

Low Rise (2-4 stories)

Property Sub Type

Mixed Use

Legal Plan 0010520

Laural Diam

Building Area (Sq. Ft.)

Building Area (Sq. M.)

9819.92

Roof

Asphalt/Gravel

Restrictions

None Known

Heating

Baseboard, Boiler, Combination, See

Remarks

Inclusions

8 refrigerators, 8 electric stoves, 8

dishwashers,

Reports

Call Lister, Contracts, Financial

Statements, Formal Lease, Information

Package,Leases,Pro-Forma,Rent

Roll, Title

This three-story building, situated on an 11,948-square-foot lot, holds 10 distinct titles. It encompasses two commercial units: a 3,452 sq. ft. main floor space currently vacant for multy purpouse potential. and a 2,000 sq. ft. lower level space occupied by a church. Additionally, the property boasts 8 upgraded two-bedroom residential units, each with an area of 796 sq. ft. With 21 exterior ground-level parking stalls. This property is ideally located across from SAIT and mere minutes from downtown, making it a prime revenue-generating asset with diverse tenants. A Phase I environmental assessment was completed in 2014, and the property achieved a gross revenue of \$260,000 in 2023. There is also potential to convert the building units into a condominium. there are 10 separate titles for units 1 and 2 and also apartments units 101-104 and 201-204 for the apartments

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