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1501 1 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
27964

MLS ID:
A2118801

\$2,500,000



 **JIAN HUI OUYANG**
 (587) 664-3031

 Century 21 Bamber Realty LTD.
 403-245-0773

 1501 1 Street SE, Calgary , Alberta T2G 2J4

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|-------------------------------------|---|---|
| Transaction Type For Sale | Days On Market 533 | Zoning CC-X |
| Subdivision Beltline | Building Type Free-Standing | Year Built 1912 |
| Structure Type Retail | Property Type Commercial | Property Sub Type Retail |
| Legal Plan C | Building Area (Sq. Ft.) 2200.00 | Building Area (Sq. M.) 204.38 |
| Lot Size (Sq. Ft.) 3347 | Lot Size (Acres) 0.08 | Lot Features Corner Lot |
| Inclusions N/A | Restrictions None Known | Reports Title |

Great Opportunities! Future Mixed-Use Development Site on Corner Location with Interim holding Income. Corner Lot of Prime location, steps to stampede grounds, BMO centre, 17th avenue shops and restaurants, transit and casino. CC-MHX ZONING ALLOWS FOR 3 TIMES SITE COVERAGE WITH NO LIMITATION ON BUILDING HEIGHT. This freestanding retail building located on a corner lot (1st street South bound Macleod Trail) and 15th Ave SE in the heart of Victoria Park. The existing building is 2,132 SF WITH 7 parking stalls. There is potential to build high rise and low rise building if unified with neighbor's vacant lot. Pls. see the photos for 2 possible developments options. NEW UPDATES: This building has been fully renovated to professional SPA with many upgrades. 3 professional rooms added in the main floor with brand new gorgeous shower, new flooring, new furnace and new heat water tank. This brings nice business income.

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