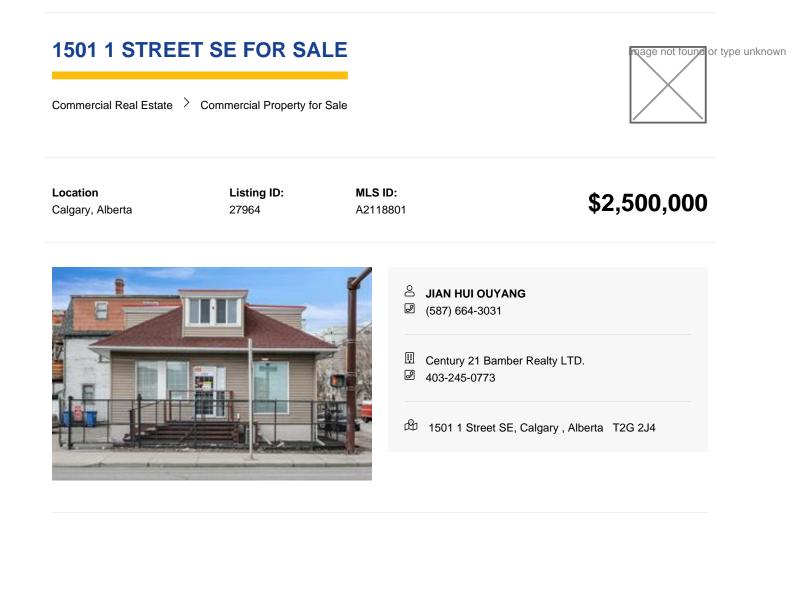


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Transaction Type	Days On Market	Zoning
For Sale	533	CC-X
Subdivision	Building Type	<b>Year Built</b>
Beltline	Free-Standing	1912
<b>Structure Type</b>	Property Type	Property Sub Type
Retail	Commercial	Retail
<b>Legal Plan</b>	Building Area (Sq. Ft.)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