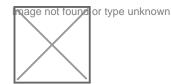


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

Transaction TypeDays On MarketZoningFor Sale578CC-X

SubdivisionBuilding TypeYear BuiltBeltlineFree-Standing1912

Structure Type Property Type Property Sub Type

Retail Commercial Retail

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

C 2200.00 204.38

Lot Size (Sq. Ft.) Lot Size (Acres) Lot Features 3347 0.08 Corner Lot

InclusionsRestrictionsReportsN/ANone KnownTitle

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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