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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**



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 1501 1 Street SE, Calgary , Alberta T2G 2J4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 626	<b>Zoning</b> CC-X
<b>Subdivision</b> Beltline	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1912
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> C	<b>Building Area (Sq. Ft.)</b> 2200.00	<b>Building Area (Sq. M.)</b> 204.38
<b>Lot Size (Sq. Ft.)</b> 3347	<b>Lot Size (Acres)</b> 0.08	<b>Lot Features</b> Corner Lot
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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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