

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.

4402 17 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
28376


MLS ID:
A2153407

\$3,750,000



 **BOB VESEY**
 (403) 921-7112

 Grey Rock Properties
 403-243-7112

 4402 17 Avenue SE, Calgary , Alberta T2A 0T6

Transaction Type

For Sale

Title

Fee Simple

Days On Market

357

Zoning

MU-1 DC

Subdivision

Forest Lawn

Building Type

Commercial Mix

Year Built

1992

Structure Type

Institutional

Property Type

Commercial

Property Sub Type

Business

Legal Plan

748HV

Building Area (Sq. Ft.)

15146.00

Building Area (Sq. M.)

1407.10

Roof

Clay Tile

Cooling

Central Air,Full

Heating

Forced Air,Natural Gas

Inclusions

Full Kitchen and Bar equipment

Restrictions

Lease Restriction

Reports

Annual Property Operating Data

2 Storey building on 17th Ave SE For Sale, Main Floor is leased to restaurant and lounge, 2nd floor has 8 apartment units and fully rented. property with two vacant sites behind the building included in price and used for parking. Building available with existing restaurant and lounge tenants or available with main floor vacant. Priced below replacement cost. Lower level is developed with 2434 Sq. Ft, Total including lower level 17,580 Sq. Ft. Land size including extra parking 21,700 Sq. Ft.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.