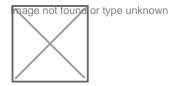


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4402 17 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 28376

MLS ID: A2153407

\$3,750,000



△ BOB VESEY

- **2** (403) 921-7112
- Grey Rock Properties
- **403-243-7112**
- 4402 17 Avenue SE, Calgary, Alberta T2A 0T6

Transaction Type

For Sale

· Sala

Zoning MU-1 DC

Year Built 1992

Property Sub Type

Business

Building Area (Sq. M.)

1407.10

HeatingForced Air, Natural Gas

Reports

Annual Property Operating Data

Title

Fee Simple

Subdivision Forest Lawn

Structure Type Institutional

Legal Plan 748HV

Roof Clay Tile

InclusionsFull Kitchen and Bar equipment

Days On Market

412

Building Type
Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.)

15146.00

Cooling
Central Air,Full

Restrictions
Lease Restriction

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.

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