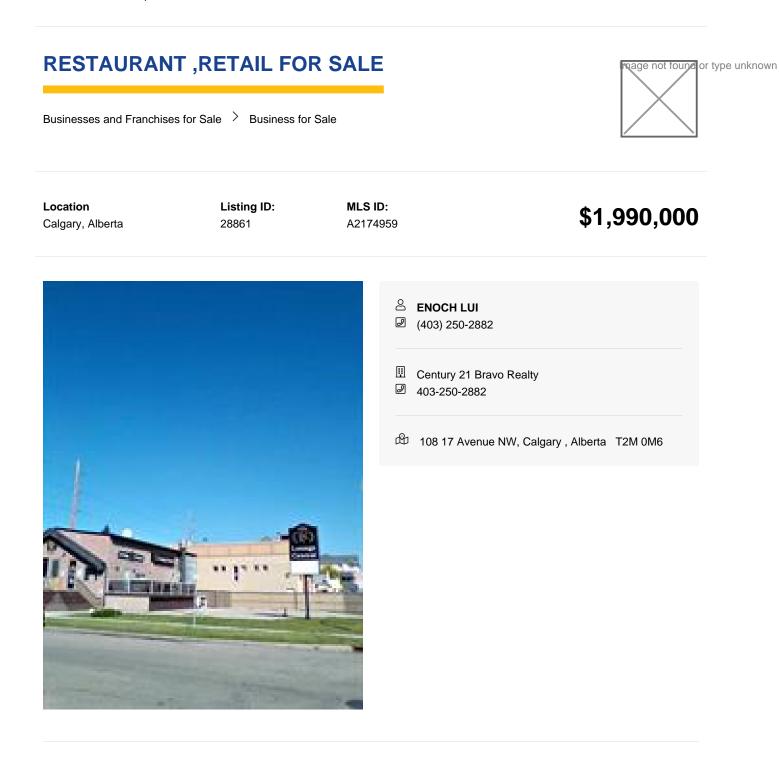


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Transaction Type	Days On Market	Business Type
For Sale	323	Restaurant ,Retail
Zoning	Subdivision	Building Type
C-COR2	Tuxedo Park	Retail
Year Built	Structure Type	Property Type
1979	Retail	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	21290	2000.00
Building Area (Sq. M.)	Inclusions	Restrictions
185.80	N/A	None Known
Reports		
None		

With an exploding Calgary population and demographic that is growing exponentially, here is an opportunity to own a rare commercial retail property with land! Highly centralized and located near the busy 16 Ave NW traffic and Centre Street, this beautiful corner lot not only boasts its redevelopment potential, it is also part of the ongoing and complete makeover of the 16 Ave landscape. Additionally, it is inside the city transit LRT expansion projects as well as walking distance from the Bus Rapid Transit. Zoned for Commercial Corridor 2 (C-COR2 f3.0h20) with an approx. 9376 sq ft footprint. The building is a purpose built, fully fixtured restaurant that effectively maximizes the combined 3800 Sqft usable space. Comes with a total of 14+ parking spaces making this high in demand retail restaurant location that various franchises have inquired about. Whether you are looking for investment hold or owner-user, take advantage of this perfect opportunity in the current economic conditions and interest rates coming down. Owner is retiring and priced to sell.

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