

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.

RESTAURANT ,RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Calgary, Alberta

Listing ID:
28861


MLS ID:
A2174959

\$1,990,000



 **ENOCH LUI**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 108 17 Avenue NW, Calgary , Alberta T2M 0M6

Transaction Type

For Sale

Days On Market

323

Business Type

Restaurant ,Retail

Zoning

C-COR2

Subdivision

Tuxedo Park

Building Type

Retail

Year Built

1979

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

21290

Building Area (Sq. Ft.)

2000.00

Building Area (Sq. M.)

185.80

Inclusions

N/A

Restrictions

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.

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.