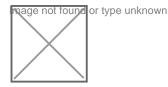


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2116 14 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

29820

MLS ID:

A2202528

\$1,490,000



ALLEN TIAN

(403) 291-4440

□ CIR Realty

403-291-4440

2116 14 Street NW, Calgary , Alberta T2M 3N5

Transaction Type

For Sale

Subdivision

Capitol Hill

Property Type

Commercial

Building Area (Sq. Ft.)

6675.00

Lot Size (Acres)

0.12

Reports

Floor Plans, RPR

Days On Market

163

Building Type

Commercial Mix,Free-Standing,Low Rise (2-4 stories),Mixed Use,Retail

Property Sub Type

Retail

Building Area (Sq. M.)

620.12

Inclusions

Non

Zoning

C-COR2

Structure Type

Mixed Use

Legal Plan

3150P

Lot Size (Sq. Ft.)

5040

Restrictions

None Known

This Commercial-Corridor 2 (C-COR2) zoned property presents a prime investment opportunity in Capitol Hill, strategically positioned along 14th Street and Highway 1 (16th Ave). Situated on a 5,000+ sq. ft. lot, the 4,600+ sq. ft. building, plus a 2,300 sq. ft. basement, accommodates a diverse tenant mix, including a liquor store, music school, coffee machine shop, and hair salon, providing a stable income stream with a 2025 city assessment of \$1.46 M. The property features eight dedicated parking stalls and underwent electrical upgrades in 2022. With significant redevelopment potential, including the possibility of rezoning for a taller mixed-use development, this high-exposure, high-traffic location offers a compelling opportunity for investors seeking both immediate returns and long-term appreciation. Please don't approach the tenants.

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