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2116 14 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, 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

Days On Market

163

Zoning

C-COR2

Subdivision

Capitol Hill

Building TypeCommercial Mix,Free-Standing,Low
Rise (2-4 stories),Mixed Use,Retail**Structure Type**

Mixed Use

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

3150P

Building Area (Sq. Ft.)

6675.00

Building Area (Sq. M.)

620.12

Lot Size (Sq. Ft.)

5040

Lot Size (Acres)

0.12

Inclusions

Non

Restrictions

None Known

Reports

Floor Plans,RPR

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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