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1850 14 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
29972


MLS ID:
A2181456

\$2,200,000



 **CALLEY ERICKSON**
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 1850 14 Street SW, Calgary , Alberta T2T 3S9

Transaction Type For Sale	Days On Market 7	Zoning DC
Subdivision Lower Mount Royal	Building Type Free-Standing,Mixed Use,Office Building,See Remarks	Year Built 1912
Structure Type Office	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 179R	Building Area (Sq. Ft.) 4858.00	Building Area (Sq. M.) 451.32
Lot Size (Sq. Ft.) 6501	Lot Size (Acres) 0.15	Lot Features Back Lane,Corner Lot,Level
Commercial Amenities Boardroom,Kitchen,Parking-Extra,See Remarks,Shower,Storage	Inclusions N/A	Restrictions None Known
Reports Aerial Photos,Floor Plans,Information Package		

Nestled in the heart of Calgary's desirable Lower Mount Royal community, this unique standalone commercial property offers a rare ownership opportunity in one of the city's most vibrant and walkable neighborhoods. Built in 1912 and thoughtfully maintained, the 4,858 square foot office building features character-rich architecture, with an additional 406 square foot garage at the rear. Situated on a 0.15-acre lot, the property provides excellent on-site parking with 9 surface stalls, 2 garage stalls and free street parking—an exceptional convenience in the area. Designated under Direct Control 90Z92, the site allows for a broad range of permitted and discretionary commercial uses including professional offices, medical clinics, personal service businesses, retail stores, and more. Its flexible zoning, coupled with its prime location just steps from 17th Avenue SW, makes it ideal for owner-users, investors, or future redevelopment. Whether you are establishing a business headquarters, boutique clinic, or looking to secure a premier holding property in Calgary's inner city, 1850 – 14 Street SW presents a truly rare opportunity.

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