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## 201-217 4 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31074

**MLS ID:**  
A2233524

**\$12,900,000**



 **JOHN OLIVERIO**  
 (403) 540-4838

 RE/MAX House of Real Estate  
 403-287-3880

 201-217 4 Street NE, Calgary , Alberta T2e 0H6

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

111

**Zoning**

R-CG

**Subdivision**

Crescent Heights

**Structure Type**

None

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

1332N

**Building Area (Sq. Ft.)**

26000.00

**Building Area (Sq. M.)**

2415.46

**Lot Size (Sq. Ft.)**

32419

**Lot Size (Acres)**

0.74

**Roof**

Flat Torch Membrane,Mixed,Tar/Gravel

**Access to Property**

Back Alley Access,Front and Rear Drive access,Direct Access,Lane,Mixed,On Major Traffic Route,Paved Lane,Public Transportation Nearby,See Remarks

**Inclusions**

owners owned appliances list will be provided

**Restrictions**

None Known

**Reports**

RPR

Prime Opportunity to Acquire 0.74 Acres of Development Land with Holding Income in One of Calgary's Most Desirable Inner-City Communities. Property details: Municipal addresses 201-217 4 Street N.E.; site size 0.74 acres (32,417 SF); land use designation MU-2; maximum FAR 9.0; maximum potential density 291,753 SF; maximum height 80M (26 stories); and up to 9,000 SF of walk-up retail with a welcoming plaza. Investment Highlights: This is an excellent opportunity to acquire a prominent inner-city development site spanning three-quarters of a city block with full city block frontage of 260F x 125F. The property is currently leased to a mix of retail, office tenancies, and residential apartments, providing holding income during a development planning process. It offers direct frontage onto 4 Street N.E., a main southbound roadway providing access for Calgary's northern communities to the downtown core, and is in close proximity to abundant amenities including restaurants and cafés along 1st Avenue N.E. in Bridgeland, the Bow River Pathway System, St. Patrick's Island Park, Bridgeland Memorial LRT Station, Blush Lane, and the Calgary Italian Cultural Centre.

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