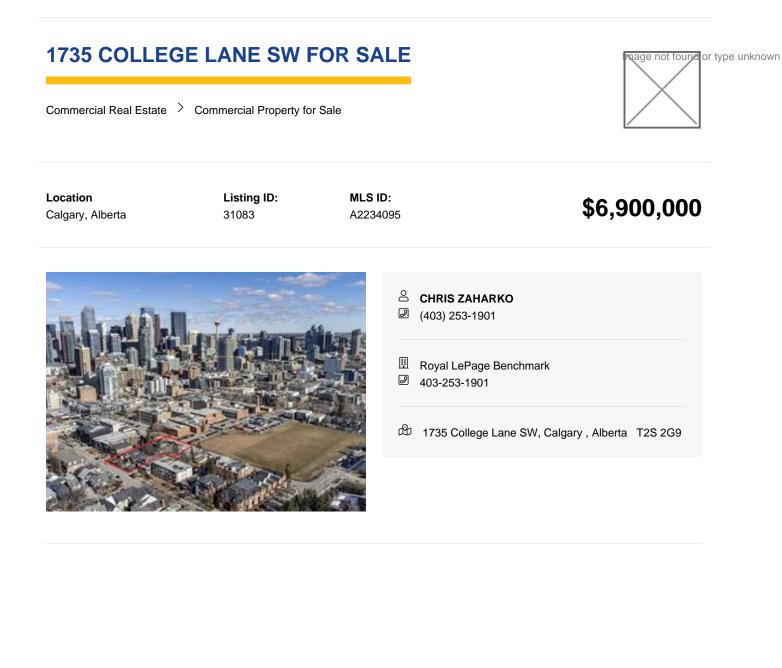


Generated: Aug 28, 2025, 7:21:58

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.



| Transaction Type | Days On Market | Zoning |
|------------------------------|-------------------------|--------------------------|
| For Sale | 64 | M-C2 |
| Subdivision | Building Type | Year Built |
| Lower Mount Royal | Low Rise (2-4 stories) | 1912 |
| Structure Type | Property Type | Property Sub Type |
| Low Rise (2-4 stories) | Commercial | Multi Family |
| Legal Plan | Building Area (Sq. Ft.) | Building Area (Sq. M.) |
| 4453L | 2195.86 | 204.00 |
| Lot Size (Sq. Ft.) | Lot Size (Acres) | Inclusions |
| 10441 | 0.24 | N/A |
| Restrictions Encroachment | Reports RPR | |

An incredible opportunity with a huge land assembly in Lower Mount Royal Across from Western Canada High and 1 block off of 17th Ave SW. Includes: 1735 & 1743 College Lane, 1734, 1736 & 1738 7 St SW. Approx 21,342 sq ft lot located between College Lane & 7th St SW. Property generates good income and is an ideal holding property while you plan your new development. The College Street frontage is 125' with a depth of 190'. Purchase includes 4 detached single-family properties and a 6-unit multi-family building (Pearl Apartments) all under separate title, zoned M-C2. Close to all amenities, transit and downtown. Potential fo redesignation to MU-1: Total Parcel Area: 21,342 ft2 - 3.7 FAR

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.