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1735 COLLEGE LANE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta


Listing ID:
31083


MLS ID:
A2234095

\$6,900,000



 **CHRIS ZAHARKO**
 (403) 253-1901

 Royal LePage Benchmark
 403-253-1901

 1735 College Lane SW, Calgary , Alberta T2S 2G9

Transaction Type

For Sale

Days On Market

64

Zoning

M-C2

Subdivision

Lower Mount Royal

Building Type

Low Rise (2-4 stories)

Year Built

1912

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

4453L

Building Area (Sq. Ft.)

2195.86

Building Area (Sq. M.)

204.00

Lot Size (Sq. Ft.)

10441

Lot Size (Acres)

0.24

Inclusions

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 re-designation to MU-1: Total Parcel Area: 21,342 ft2 - 3.7 FAR

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