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406 14 STREET NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
31446

MLS ID:
A2242302

\$2,400,000



 **CYNTHIA XU**
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 C-Luxury Realty Ltd.
 403-835-1800

 406 14 Street NW, Calgary , Alberta T2N 1Z7

Transaction Type For Sale	Days On Market 288	Zoning C-COR2 f2.8h16
Subdivision Hillhurst	Building Type Retail	Year Built 1990
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 51790	Building Area (Sq. Ft.) 2781.00	Building Area (Sq. M.) 258.36
Lot Size (Sq. Ft.) 11248	Lot Size (Acres) 0.26	Inclusions N/A
Restrictions None Known	Reports RPR with Compliance	

A prime commercial property with Brand New ROOF located on a busy, high-visibility street, ideal for investors seeking a reliable income stream and long-term growth. Situated on a 27.4m x 38.1m lot, great investment opportunity with redevelopment potential! Permitted uses include, but are not limited to, restaurant, healthcare, financial institution, convenience food store, fitness, veterinary clinic, and pet care services, making it a flexible investment in a thriving commercial corridor. Surrounded by successful businesses and constant traffic, this is a rare opportunity to secure a high-exposure, income-producing asset in a fast-growing area. Don't miss your chance to invest in a high-demand commercial corridor with built-in security and future potential.

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