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## **2713 CENTRE STREET NW FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 31667

MLS ID: A2245937

\$1,100,000



- **△** SHARON RYAN
- **(780)** 233-6398
- RE/MAX Elite
- **2** 780-406-4000
- 2713 Centre Street NW, Calgary , Alberta T2E 2V5

**Transaction Type** 

For Sale

Title

**Days On Market** 

77

Zoning

C-COR2 f1.0h10

Subdivision
Tuxedo Park

Fee Simple

Building Type
Commercial Mix

Year Built

1949

Structure Type Mixed Use Property Type Commercial

**Property Sub Type** 

Retail

Legal Plan

889.97

Building Area (Sq. Ft.)

Building Area (Sq. M.)

82.68

Lot Size (Sq. Ft.)

3939

2617AG

Lot Size (Acres)

0.09

Roof

Asphalt Shingle

Foundation

Other

Cooling Central Air

Heating

Forced Air, Natural Gas

**Commercial Amenities** 

Boardroom

Inclusions

none

Restrictions
Call Lister

Reports
Call Lister

PRIME COMMERCIAL OPPORTUNITY. Discover exceptional exposure and unparalleled convenience with the centrally located property along one of Calgary's busiest north-south corridors. Positioned in a lively mixed-use district, this asset offers HIGH VISIBILITY & HEAVY TRAFFIC FLOW, MIXED USE ZONING, CONVENIENT ACCESS, PARKING, ADAPTABLE INTERIOR LAYOUT. Perfect for Medical or wellness professionals, retail/showroom for specialty boutiques, and shared workspace concepts. This location gives you HIGH VISIBILITY, ZONING FLEXIBILITY, WALK-IN TRAFFIC. EXCEPTIONAL REDEVELOPMENT POTENTIAL if you demolish and build high-rise (up to 12 stories) ideal with Calgary's Municipal Development Plan, which supports intensification along primary transit corridors. Mixed use enables you to have ground floor retail/services, office or medical clinics and upper floor residential units. This is a RARE REDEVELOPMENT OPPORTUNITY!!

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