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2713 CENTRE STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale

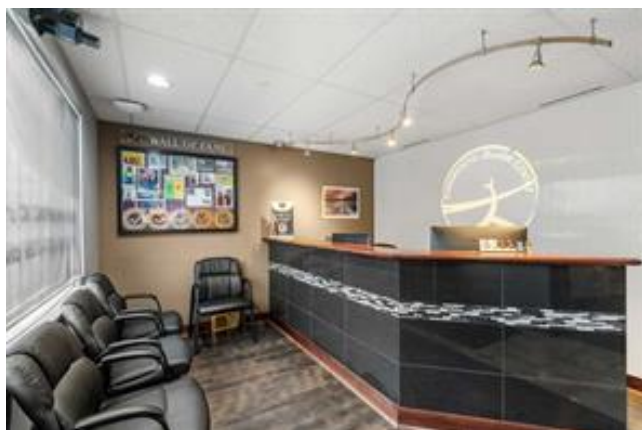




Location
Calgary, Alberta



Listing ID:
31667

MLS ID:
A2245937

\$1,100,000



 **SHARON RYAN**
 (780) 233-6398

 RE/MAX Elite
 780-406-4000

 2713 Centre Street NW, Calgary , Alberta T2E 2V5

Transaction Type For Sale	Title Fee Simple	Days On Market 16
Zoning C-COR2 f1.0h10	Subdivision Tuxedo Park	Building Type Commercial Mix
Year Built 1949	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Legal Plan 2617AG	Building Area (Sq. Ft.) 889.97
Building Area (Sq. M.) 82.68	Lot Size (Sq. Ft.) 3939	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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