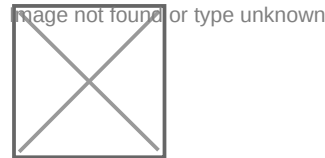


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

218 CROWCHILD TRAIL NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32070

MLS ID:
A2255151

\$1,350,000



 **JEFF KEET**

 CDN Global Advisors Ltd.
 403-531-4336

 218 Crowchild Trail NW, Calgary , Alberta T2N 2R2

Transaction Type For Sale	Days On Market 48	Zoning C-N1
Subdivision West Hillhurst	Building Type Free-Standing,Office Building,Retail,See Remarks,Street Level Storefront	Year Built 1951
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Legal Plan 3710	Building Area (Sq. Ft.) 3282.00	Building Area (Sq. M.) 304.91
Lot Size (Sq. Ft.) 6383	Lot Size (Acres) 0.15	Inclusions N/A
Restrictions Board Approval	Reports Environmental Phase 1,Floor Plans,RPR	

Premium Exposure: High profile stand-alone commercial building available for sale in a central NW location on a prominent commuter traffic route. City of Calgary traffic counts for this section of Crowchild are 79,000 vehicles per average weekday (2-way traffic count). Static billboards with this type of exposure rent in a range of \$3,300 to \$3,800 per month. This exposure and building branding opportunity will create immediate local brand and location awareness. Flexible Zoning: The Commercial Neighbourhood 1 (C-N1) zoning allows for a wide range of permitted uses such as retail, professional (medical & medical adjacent), office, and consumer services. Property & Layout: This is an approximately 6,388 SF site with a 2 storey commercial building measuring 2,111 SF above grade (main & 2nd level) plus 1,171 SF lower level space (storage) for a total usable of 3,282 SF. There is a basic storage garage on site. This Subject Property has 10 designated surface parking stalls with additional street parking. The current occupant is a retail business with an open plan on the main level. 2nd level includes additional retail space plus staff kitchen, private office & washroom. The lower level is primarily used for inventory storage. Note: The current occupant of the Premises will be relocating so we can accommodate vacant possession for an owner/user. Vacant possession negotiable for 1st Quarter of 2026.

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.