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## RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
33066


**MLS ID:**  
A2273010

**\$5,299,000**



 **GLORIA SUN**  
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 403-390-7080

 526 16 Avenue NW, Calgary , Alberta T2M 0J4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 8	<b>Business Type</b> Retail
<b>Zoning</b> C-COR1 f4.0h24	<b>Subdivision</b> Mount Pleasant	<b>Building Type</b> Free-Standing,Office Building,Retail
<b>Year Built</b> 1963	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2934O	<b>Building Area (Sq. Ft.)</b> 11000.00
<b>Building Area (Sq. M.)</b> 1021.92	<b>Lot Size (Sq. Ft.)</b> 22259	<b>Lot Size (Acres)</b> 0.51
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

Investor & Developer Alert! An exceptional commercial redevelopment opportunity in one of Calgary's most strategic and high-exposure corridors. This 0.51-acre property features a 10,000+ sq ft commercial building and is ideally positioned along the TransCanada Highway, offering outstanding visibility and convenient access to major destinations including downtown, YYC Airport, Deerfoot Trail, SAIT, and the University of Calgary. Zoned C-COR1, with a generous 4.0 FAR and a permitted 37m building height under the North Hill Community Area Plan, this site presents significant potential for large-scale mixed-use development, including residential units, commercial retail, a vibrant strip mall, professional services, or medical-related uses. The existing building is a strong income producer, generating approximately \$240,000 in effective gross income annually with a \$100,000 NOI, making it an ideal holding property while planning your redevelopment. The lot offers ample on-site parking, high traffic exposure, and a prime location that supports long-term value. This is a rare chance to secure a high-potential redevelopment site in a central, rapidly evolving Calgary corridor. Don't miss this exceptional opportunity! (Conceptual drawings are for illustrative purposes only.)

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