

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.

234 17 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Calgary, Alberta

Listing ID:

33171

MLS ID:

A2274351

\$2,400,000



 **LESLIE KISS**
 (403) 338-2200

 Royal LePage Blue Sky
 403-338-2200

 234 17 Avenue SE, Calgary , Alberta T2G 1H4

Transaction Type For Sale	Days On Market 149	Zoning CC-X
Subdivision Beltline	Building Type Commercial Mix	Year Built 1970
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Legal Plan C	Building Area (Sq. Ft.) 2325.00	Building Area (Sq. M.) 216.00
Lot Size (Sq. Ft.) 2960	Lot Size (Acres) 0.07	Foundation Poured Concrete
Heating Forced Air,Natural Gas	Inclusions NONE	Restrictions None Known

Reports

Floor Plans,Other Documents,Plot Plan,Site Plans,Title

LOCATION! LOCATION! Next to the New BMO Centre on 17th Ave!!! LAND SIZE IS 2900 SQ FT. The basement is completely rebuilt and has residential and commercial components. The 195 sq ft is residential (TAX DESIGNATION) the balance of close to 1000 sq ft is business use designation. This building and land could be a part of a large land assembly. This solid building has a 4-bedroom suite upstairs and a full basement. Former LION'S DEN RESTAURANT. Ideal for many uses. The building could be repurposed or used as a restaurant, coffee shop, fast food outlet, or pizza shop, etc. The commercial use measurement is 2325 sq ft, and the residential measurement (4-bed area) upstairs is 1598 sq ft. TOTAL ABOVE GROUND IS 3923 SQ/FT. Plus basement. The location is a few steps away from the "BMO" Centre, the Stampede Grounds, the newly proposed 1.4 BILLION DOLLAR Truman Hotel project, and other proposed developments.

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.