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## 2, 1133 17 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
33202

**MLS ID:**  
A2184464

**\$3,500,000**



 **JOHN OLIVERIO**  
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 403-287-3880

 2, 1133 17 Avenue NW, Calgary , Alberta T2M 0P6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 356
<b>Zoning</b> DC	<b>Subdivision</b> Capitol Hill	<b>Year Built</b> 1971
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 0010520	<b>Building Area (Sq. Ft.)</b> 105701.60	<b>Building Area (Sq. M.)</b> 9819.92
<b>Roof</b> Asphalt/Gravel	<b>Heating</b> Baseboard,Boiler,Combination,See Remarks	<b>Inclusions</b> 8 refrigerators, 8 electric stoves,
<b>Restrictions</b> None Known	<b>Reports</b> Call Lister,Contracts,Financial Statements,Formal Lease,Information Package,Leases,Pro-Forma,Rent Roll, Title	

This three-story building, situated on an 11,948-square-foot lot, holds 10 distinct titles. It encompasses two commercial units: a 3,452 sq. ft. main floor space currently vacant for multy purpouse potential. and a 2,000 sq. ft. lower level space occupied by a church. Additionally, the property boasts 8 upgraded two-bedroom residential units, each with an area of 796 sq. ft. With 21 exterior ground-level parking stalls. This property is ideally located across from SAIT and mere minutes from downtown, making it a prime revenue-generating asset with diverse tenants. A Phase I environmental assessment was completed in 2014, and the property achieved a gross revenue of \$260,000 in 2023. There is also potential to convert the building units into a condominium. there are 10 separate titles for units 1 and 2 and also apartments units 101-104 and 201-204 for the apartments

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