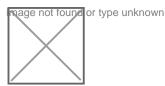


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2, 1133 17 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

33202

MLS ID: A2184464

\$3,500,000



△ JOHN OLIVERIO

(403) 540-4838

RE/MAX House of Real Estate

403-287-3880

rM1

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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

356

Zoning

DC

Subdivision

Property Type

Capitol Hill

Commercial

Year Built

1971

Structure Type

Low Rise (2-4 stories)

Property Sub Type

Mixed Use

Legal Plan 0010520

Asphalt/Gravel

Restrictions

None Known

Building Area (Sq. Ft.)

105701.60

Building Area (Sq. M.) 9819.92

Roof

Heating

Inclusions

Baseboard, Boiler, Combination, See

Remarks

8 refrigerators, 8 electric stoves,

Reports

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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