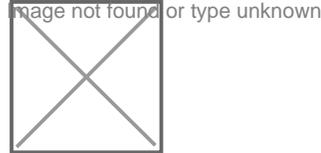


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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**
 (403) 540-4838

 RE/MAX House of Real Estate
 403-287-3880

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

| | | |
|---|---|--|
| Transaction Type For Sale | Title Fee Simple | Days On Market 462 |
| Zoning DC | Subdivision Capitol Hill | Year Built 1971 |
| Structure Type Low Rise (2-4 stories) | Property Type Commercial | Property Sub Type Mixed Use |
| Legal Plan 0010520 | Building Area (Sq. Ft.) 105701.60 | Building Area (Sq. M.) 9819.92 |
| Roof Asphalt/Gravel | Heating Baseboard,Boiler,Combination,See Remarks | Inclusions 8 refrigerators, 8 electric stoves, |
| Restrictions None Known | 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 purpose 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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