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1602-1610 14 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
33343


MLS ID:
A2275843

\$2,990,000



 **SAM ALEIN**
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 Alliance West Asset and Property Management Ltd.
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 1602-1610 14 Street SW, Calgary , Alberta T3C 1E2

Transaction Type For Sale	Days On Market 8	Zoning CC-COR
Subdivision Beltline	Building Type Retail	Year Built 1971
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan A1	Building Area (Sq. Ft.) 3928.60	Building Area (Sq. M.) 364.98
Lot Size (Sq. Ft.) 6098	Lot Size (Acres) 0.14	Inclusions N/A
Restrictions None Known	Reports None	

Can be sold together with A2275942 Prime 14th Street SW location just steps from 17th Avenue SW, this highly visible ±3,929 SF corner investment property offers exceptional exposure and is well suited to attract strong retail and service-oriented tenants. Situated on a 0.14-acre site with 6 on-site parking stalls and a patio, the property offers at an attractive 5.95% cap rate, presenting a compelling opportunity for investors. Zoned CC-COR (Commercial Corridor), the site permits commercial or mixed-use development with mandatory street-level retail and the potential for residential or office uses above, providing future redevelopment flexibility. The property benefits from consistent foot traffic spillover from Calgary's premier shopping and entertainment corridor, ensuring strong tenant demand. Set within a walkable, transit-friendly urban environment and surrounded by dense residential, popular restaurants, and boutique retailers, this asset is supported by ongoing growth and redevelopment along 17th Avenue and vibrant year-round activity, making it a stable investment with meaningful value-add potential.

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