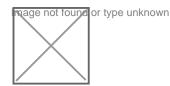


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1424 17 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



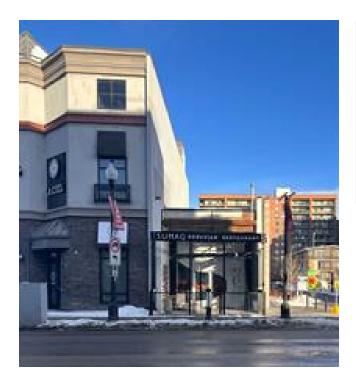
LocationCalgary, Alberta

Listing ID:

33348

MLS ID: A2275942

\$2,500,000



- **△** SAM ALEIN
- **(403)** 455-5554
- Alliance West Asset and Property Management Ltd.
- **403-455-5554**
- 1424 17 Avenue SW, Calgary , Alberta T2T 0C3

Transaction Type

For Sale

Zoning CC-COR

Beltline

Subdivision

Building Type

Low Rise (2-4 stories)

Year Built

Property Sub Type

1930

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial F

Retail

Legal Plan A1

Building Area (Sq. Ft.)

4242.00

Building Area (Sq. M.)

Inclusions

394.09

N/A

Restrictions
None Known

Reports None

Can be sold together with A2275843 Rare opportunity to acquire a character building with a strong tenant covenant and premium retrofit improvements already in place, offering ±4,242 SF across the main floor, mezzanine, and basement, plus front and rear patios, the property offers at an attractive 5.19% cap rate, presenting a compelling opportunity for investors. Ideally positioned along 17th Avenue SW—Calgary's premier shopping, dining, and entertainment corridor—this property delivers exceptional visibility and foot traffic, surrounded by top restaurants, boutiques, patios, and vibrant nightlife. 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, making it a compelling asset in a highly walkable, transit-accessible location within one of the city's most desirable and active urban communities.

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