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1424 17 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
33348


MLS ID:
A2275942

\$2,500,000



 **SAM ALEIN**
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 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

Subdivision

Beltline

Building Type

Low Rise (2-4 stories)

Year Built

1930

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

A1

Building Area (Sq. Ft.)

4242.00

Building Area (Sq. M.)

394.09

Inclusions

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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