

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.

2116 14 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
33899


MLS ID:
A2284159

\$1,380,000



 **ALLEN TIAN**
 (403) 390-8863

 CIR Realty
 403-291-4440

 2116 14 Street NW, Calgary , Alberta T2M 3N5

Transaction Type For Sale	Days On Market 66	Zoning C-COR2
Subdivision Capitol Hill	Building Type Commercial Mix,Free-Standing,Low Rise (2-4 stories),Mixed Use,Retail	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Legal Plan 3150P
Building Area (Sq. Ft.) 6675.00	Building Area (Sq. M.) 620.12	Lot Size (Sq. Ft.) 5040
Lot Size (Acres) 0.12	Construction Type Brick,Other	Roof Flat Torch Membrane
Foundation Poured Concrete	Heating Forced Air,Natural Gas	Inclusions none
Restrictions None Known	Reports RPR with Compliance	

This Commercial-Corridor 2 (C-COR2) zoned two-storey retail building presents a prime investment opportunity in Capitol Hill, strategically positioned along 14th Street and 21st Ave. Situated on a 5,000+ sq. ft. lot, the 4,600+ sq. ft. building, plus a 2,300 sq. ft. basement, accommodates a diverse tenant mix, including a liquor store, music school, coffee machine repair shop, and hair salon, providing a stable income stream with a 2026 city assessment of \$1.56 M. Concrete block walls offer enhanced durability and structural strength. The property features eight dedicated parking stalls and underwent electrical upgrades in 2022. With significant redevelopment potential, including the possibility of rezoning for a taller mixed-use development, this high-exposure, high-traffic location offers a compelling opportunity for investors seeking both immediate returns and long-term appreciation. The property may be sold together with the adjacent commercial-zoned(C-COR2) parcel (MLS # A2284415) , offering additional & greater potential. Please DO NOT approach the tenants without a viewing appointment.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.