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1411 2 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
34137

MLS ID:
A2288338

\$1,100,000



 **TIM CROUGH**
 (403) 540-4102

 CIR Realty
 403-271-0600

 1411 2 Street SW, Calgary , Alberta T2R 0W7

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| Transaction Type For Sale | Title Fee Simple | Days On Market 84 |
| Zoning DC | Subdivision Beltline | Building Type Condo Complex,Mixed Use |
| Year Built 1939 | Structure Type Office | Property Type Commercial |
| Property Sub Type Office | Legal Plan 8510157 | Building Area (Sq. Ft.) 3379.00 |
| Building Area (Sq. M.) 313.92 | Parking 6 | Roof Asphalt Shingle,Tar/Gravel |
| Foundation Poured Concrete | Cooling None | Heating Boiler,Hot Water,Natural Gas |
| Inclusions Inclusions to be confirmed at time of offer/sale. | Restrictions Condo/Strata Approval | Reports Condo/Strata Bylaws,Floor Plans,Information Package,Legal Description,Site Plans,Title |

Very unique character office condo with live/work opportunity. The condo has 6 private surface stalls. Exterior patio / deck on third floor. Lower level has windows, separate exterior entrance, ideal for residential, retail, office with one or multiple occupants. A prominent location on 2nd street influenced by Edwardian-era row housing and late Queen Anne revival style. 24 minutes 19.0 km to YYC International Airport, 4 minutes 1.5 km to Downtown Core. An easy walk to the new Scotiabank Arena, the Entertainment District, Tennis Courts, Central Park. Excellent long term investment as the 6 unit condo is located on a large piece of high density land. Offices, retail stores, personal service businesses and dwelling units may be allowed in buildings existing on the site on the date of approval of this by-law.

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