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1401 2 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
34242

MLS ID:
A2290674

\$1,150,000



 **TIM CROUGH**
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 CIR Realty
 403-271-0600

 1401 2 Street SW, Calgary , Alberta T2R 0W7

Transaction Type For Sale	Days On Market 56	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.) 3261.00	Building Area (Sq. M.) 302.95
Parking 6	Roof Asphalt Shingle,Tar/Gravel	Cooling None
Heating Boiler,Hot Water,Natural Gas	Inclusions Inclusions to be confirmed at tome of offer/sale	Restrictions Condo/Strata Approval

Reports

Building Plans,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 or office. 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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