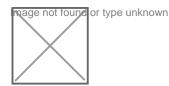


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **2, 1133 17 AVENUE NW FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

27155

MLS ID: A2184464

\$3,750,000



- △ JOHN OLIVERIO
- **(403)** 540-4838
- RE/MAX House of Real Estate
- **403-287-3880**

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2, 1133 17 Avenue NW, Calgary, Alberta T2M 0P6

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

253

Zoning

DC

Subdivision

**Property Type** 

Capitol Hill

Commercial

Year Built

1971

**Structure Type** 

Low Rise (2-4 stories)

**Property Sub Type** 

Mixed Use

Legal Plan

0010520

**Building Area (Sq. Ft.)** 

105701.60

Building Area (Sq. M.)

9819.92

Roof

Asphalt/Gravel

Restrictions

None Known

Heating

Baseboard, Boiler, Combination, See

Remarks

Inclusions

8 refrigerators, 8 electric stoves, 8

dishwashers,

Reports

Call Lister, Contracts, Financial

Statements, Formal Lease, Information Package, Leases, Pro-Forma, Rent

Roll, Title

This three-story building, situated on an 11,948-square-foot lot, holds 10 distinct titles. It encompasses two commercial units: a 3,452 sq. ft. main floor space currently vacant for multy purpouse potential. and a 2,000 sq. ft. lower level space occupied by a church. Additionally, the property boasts 8 upgraded two-bedroom residential units, each with an area of 796 sq. ft. With 21 exterior ground-level parking stalls. This property is ideally located across from SAIT and mere minutes from downtown, making it a prime

revenue-generating asset with diverse tenants. A Phase I environmental assessment was completed in 2014, and the property achieved a gross revenue of \$260,000 in 2023. There is also potential to convert the building units into a condominium. there are 10 separate titles for units 1 and 2 and also apartments units 101-104 and 201-204 for the apartments

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