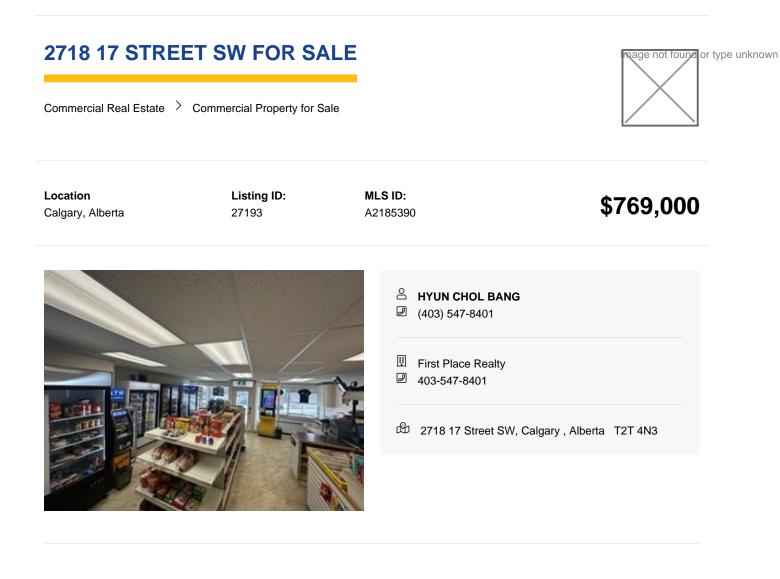


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Transaction Type	Days On Market	Zoning
For Sale	177	M-C1
Subdivision	Year Built	Structure Type
South Calgary	1912	Retail
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	4479P
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
1500.49	139.40	2034
Lot Size (Acres)	Inclusions	Restrictions
0.05	N/A	None Known
Reports Call Lister		

Rare opportunity with commercial and residential in one property. Land area is 2029sqft. Commercial is 921 sqft and residential space is 553sqft. Fully renovated. Wonderful opportunity to own an income generating commercial property located in highly populated South Calgary community.Surrounded by single family houses, apartments and newer condos. Best exposure in a corner lot and current use is convenience store. Zoned M-C1 for future development. Currently running as Convenience store. You can rent out the residential space as well.

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