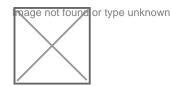


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **526 16 AVENUE NW FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 27626

MLS ID: A2062019

\$5,490,000



- △ YU SONG
- **(403)** 702-6888
- KEY REALTY GROUP INC.
- **403-702-6888**
- 526 16 Avenue NW, Calgary , Alberta T2M 0J4

Title **Transaction Type** 

For Sale Fee Simple 671

Zoning

Subdivision **Building Type** 

C-COR1 f5.0h37 Mount Pleasant Free-Standing, Office Building, Retail

**Days On Market** 

Year Built Structure Type **Property Type** 1963 Retail Commercial

**Property Sub Type** Legal Plan Building Area (Sq. Ft.)

Retail 29340 10696.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

993.68 22260 0.51

**Construction Type** Roof Foundation

Other Asphalt/Gravel Perimeter Wall, Slab

**Access to Property** Cooling Heating

Front and Rear Drive access, Direct Central Air Standard, Forced Air, Natural Gas Access

Inclusions Restrictions Reports none None Known None

Price Reduced! Introducing a versatile commercial property offering endless possibilities, now available at a reduced price! With over 0.5 acres of land and a spacious 10,000+ sq ft building, this income-producing asset sits prominently along Calgary's TransCanada Hwy, offering unparalleled visibility. Its strategic location near downtown, the airport, Deerfoot highway, SAIT, and the University of Calgary makes it an ideal candidate for redevelopment into either a cutting-edge medical clinic or a vibrant strip mall. Zoned for C-cor 2 and boasting a 5.0 FAR, with a maximum height of 37 meters, this property provides ample room for expansion and innovation. Priced attractively at approximately \$52.00 per buildable square foot, it presents an enticing investment opportunity. With an effective gross income of \$230,000 annually and a NOI of \$100,000 annually, developers and investors will find this property highly appealing. Whether envisioning a state-of-the-art medical facility catering to the community's healthcare needs or a dynamic strip mall bustling with shops and services, this property offers the ideal canvas. And with ample parking spaces available, convenience is assured for visitors and tenants alike. Don't miss out on the chance to bring your vision to life in one of Calgary's most promising locations! (Please note: The conceptual sketch provided is for illustrative purposes only.)

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