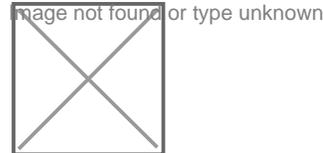


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1501 1 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
27964

MLS ID:
A2118801

\$2,500,000



 **JIAN HUI OUYANG**
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 Century 21 Bamber Realty LTD.
 403-245-0773

 1501 1 Street SE, Calgary , Alberta T2G 2J4

Transaction Type For Sale	Days On Market 772	Zoning CC-X
Subdivision Beltline	Building Type Free-Standing	Year Built 1912
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan C	Building Area (Sq. Ft.) 2200.00	Building Area (Sq. M.) 204.38
Lot Size (Sq. Ft.) 3347	Lot Size (Acres) 0.08	Lot Features Corner Lot
Inclusions N/A	Restrictions None Known	Reports Title

Great Opportunities! Future Mixed-Use Development Site on Corner Location with Interim holding Income. Corner Lot of Prime location, steps to stampede grounds, BMO centre, 17th avenue shops and restaurants, transit and casino. CC-MHX ZONING ALLOWS FOR 3 TIMES SITE COVERAGE WITH NO LIMITATION ON BUILDING HEIGHT. This freestanding retail building located on a corner lot (1st street South bound Macleod Trail) and 15th Ave SE in the heart of Victoria Park. The existing building is 2,132 SF WITH 7 parking stalls. There is potential to build high rise and low rise building if unified with neighbor's vacant lot. Pls. see the photos for 2 possible developments options. NEW UPDATES: This building has been fully renovated to professional SPA with many upgrades. 3 professional rooms added in the main floor with brand new gorgeous shower, new flooring, new furnace and new heat water tank. This brings nice business income.

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