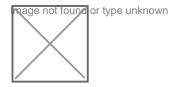


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4402 17 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 28376

MLS ID: A2153407

\$3,750,000



△ BOB VESEY

- **2** (403) 921-7112
- Grey Rock Properties
- **403-243-7112**
- 4402 17 Avenue SE, Calgary, Alberta T2A 0T6

Transaction Type

For Sale

Title

Days On Market

336

Zoning

MU-1 DC

Subdivision Forest Lawn

Fee Simple

Building Type Commercial Mix

Year Built

1992

Structure Type Institutional

Property Type Commercial

Property Sub Type

Business

Legal Plan 748HV

Building Area (Sq. Ft.)

15146.00

Building Area (Sq. M.)

1407.10

Roof Clay Tile

Cooling Central Air, Full

Heating

Inclusions Forced Air, Natural Gas Full Kitchen and Bar equipment

Restrictions Lease Restriction

Reports

Annual Property Operating Data

2 Storey building on 17th Ave SE For Sale, Main Floor is leased to restaurant and lounge, 2nd floor has 8 apartment units and fully rented, property with two vacant sites behind the building included in price and used for parking. Building available with existing restaurant and lounge tenants or available with main floor vacant. Priced below replacement cost. Lower level is developed with 2434 Sq. Ft, Total including lower level 17,580 Sq. Ft. Land size including extra parking 21,700 Sq. Ft.

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