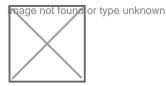


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2225 15 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 28496

MLS ID: A2158885

\$1,200,000



A KAMIL LALJI

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□ CIR Realty

403-294-1500

2225 15 Street SE, Calgary, Alberta T2G 3M3

Transaction Type

For Sale

Days On Market

210

Zoning I-G

Subdivision

Alyth/Bonnybrook

Building TypeFree-Standing

Property Type

Commercial

Year Built 1952

Structure Type

Industrial

Property Sub Type

Industrial

Legal Plan

2737HE

Building Area (Sq. Ft.)

maasme

building Alea

3126.00

Building Area (Sq. M.)

290.41

Lot Size (Sq. Ft.)

7384

Lot Size (Acres)

0.17

Construction Type

Brick

Roof
Tar/Gravel

FoundationPoured Concrete

Cooling

Central Air

Heating

In Floor, Forced Air

Lot Features

Low Maintenance Landscape, Near

Public Transit, Open Lot

Access to Property

Accessible to Major Traffic Route, Direct Access, On Major Traffic Route, Paved

Road, Visual Exposure

Inclusions

Grey shelving unit on main level, Security System, Gas Powered

Electrical Generator

Restrictions

Utility Right Of Way

Reports

Aerial Photos, Floor Plans, RPR

Explore an unparalleled investment opportunity on a 7,380 square foot inner city lot. This classic brick standalone building is in pristine condition and ideally situated on a high exposure corner nestled next to Inglewood. With 1,538 square feet of space on the main floor of the building, and an additional 1,588 square feet below. A truly rare commodity full of unique character and charm, with vast 13 ft ceilings on the main level, distinctive mullioned windows, and crisp black features throughout the exterior. Orientation of the interior is extremely versatile, whether used as a showroom, office space, or converted into something completely innovative. The site would be ideal for an owner-user looking to optimize use of the huge basement space, which could function as anything from storage, to a workshop, gallery, warehouse, private meeting rooms, or staff areas. The advertising value and brand visibility component is unmatched as the site is directly located at the intersection between Blackfoot Trail and Alyth Rd SE. The space comes equipped with all the necessary features of a commercial building, including two bathrooms below, a built-in shelving unit with sink on the main, as well as in-floor heating via boiler upstairs, new A/C installed in 2017, and a Security System with cameras already wired in. Electrical and plumbing was all upgraded to code in 1993. Building also features digital connectivity infrastructure for both high-speed cable coax (Rogers) and direct fiber-to-the-premises (Telus). The location is truly something to behold with unlimited marketing potential, ease of accessibility for future clientele, and lots of extra space to utilize both inside and out, such as creatively fitting 10 parking stalls. Envision your business thriving in this one-of-a-kind industrial structure positioned in a desirable inner city district.

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