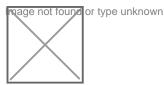


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 200A CENTRE STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 29361

MLS ID: A2194322

\$699,000



A MARK WANG

**(587)** 432-1588

Homecare Realty Ltd.

**3** 587-432-1588

200A Centre Street SE, Calgary , Alberta T2G 2B6

Transaction Type Title Days On Market

For Sale Fee Simple 263

Zoning Subdivision Building Type

DC Mixed Use,Office Building,Retail,Strip

Year BuiltStructure TypeProperty Type1905Low Rise (2-4 stories)Commercial

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

Mixed Use 8376DF 1700.00

Building Area (Sq. M.) Construction Type Heating

157.93 Brick Forced Air,Natural Gas

Inclusions Restrictions Reports

N/A Building Restriction Building Plans,Floor Plans,RPR,Title

Prime Downtown Calgary Investment Opportunity! Ideal for Owner-Users or Investors, this fully renovated 2-storey retail/office building is move-in ready! Remodeled in 2023, this charming brick building features a modern open-concept design and can be easily converted into two separate rental units—one for the upper level and the other for the main floor and basement. Fantastic Location with High Visibility! With an attractive storefront and heavy foot & vehicle traffic, this property is perfectly positioned for maximum exposure. Building Details: • Total Size: 1700 sq. ft. • Main Floor & Upper Level • 130 sq m lot • Basement: Over 450 sq. ft. of additional space • Parking: 3 dedicated stalls • Status: Vacant & Show-Perfect! Don't miss out on this exceptional downtown opportunity!

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