

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.

## 712 16 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
30049

**MLS ID:**  
A2208163

**\$648,900**



 **HANIFF SHARIFF**  
 (403) 457-4292

 Royal LePage Mission Real Estate  
 403-457-4292

 712 16 Avenue NW, Calgary , Alberta T2M 0J8

**Transaction Type**

For Sale

**Days On Market**

152

**Zoning**

C-COR1

**Subdivision**

Mount Pleasant

**Building Type**

Mixed Use

**Year Built**

1948

**Structure Type**

Multi Unit

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

2934O

**Building Area (Sq. Ft.)**

924.00

**Building Area (Sq. M.)**

85.84

**Lot Size (Sq. Ft.)**

5317

**Lot Size (Acres)**

0.12

**Inclusions**

N/A

**Restrictions**

Call Lister

**Reports**

Title

An exceptional opportunity to own a versatile commercial property on one of Calgary's busiest corridors—16 Avenue NW. With no use restrictions, this prime space 928 sqf with unfinished basement for storage is perfectly suited for a retail business, professional office . or non-profit organization. Benefit from maximum exposure along a major arterial route that sees between 25,000 to 50,000 vehicles per day, offering unmatched visibility and constant foot and vehicle traffic. The property enjoys easy access from key roadways, making it convenient for clients, staff, and deliveries. Whether you're an investor or an owner-occupier ready to grow your business, this high-traffic, high-potential location is a strategic asset. Don't miss your chance to secure a spot in this thriving northwest Calgary hub—opportunities like this are rare.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.