

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



**Location**  
Calgary, Alberta



**Listing ID:**  
30431


**MLS ID:**  
A2217830

**\$1,200,000**



 **KAMIL LALJI**  
 (403) 383-1579

 CIR Realty  
 403-294-1500

 2225 15 Street SE, Calgary , Alberta T2G 3M3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 67	<b>Zoning</b> I-G
<b>Subdivision</b> Alyth/Bonnybrook	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1952
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2737HE	<b>Building Area (Sq. Ft.)</b> 3126.00	<b>Building Area (Sq. M.)</b> 290.41
<b>Lot Size (Sq. Ft.)</b> 7384	<b>Lot Size (Acres)</b> 0.17	<b>Construction Type</b> Brick
<b>Roof</b> Tar/Gravel	<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air
<b>Heating</b> In Floor,Forced Air	<b>Lot Features</b> Low Maintenance Landscape,Near Public Transit,Open Lot	<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access,On Major Traffic Route,Paved Road,Visual Exposure
<b>Inclusions</b> Grey shelving unit on main level, Security System, Gas Powered Electrical Generator	<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> 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. Now includes the opportunity for additional storage of 2 40 foot sea cans on the neighbouring property to the west for \$1,000/month.

**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.