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201-217 4 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
31074


MLS ID:
A2233524

\$13,100,000



 **JOHN OLIVERIO**
 (403) 540-4838

 RE/MAX House of Real Estate
 403-287-3880

 201-217 4 Street NE, Calgary , Alberta T2e 0H6

Transaction Type

For Sale

Title

Fee Simple

Days On Market

1

Zoning

MU-2 f4.0h34 ,/MUJ-2

Subdivision

Crescent Heights

Structure Type

None

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1332N

Building Area (Sq. Ft.)

26000.00

Building Area (Sq. M.)

2415.46

Lot Size (Sq. Ft.)

32419

Lot Size (Acres)

0.74

Roof

Flat Torch Membrane,Mixed,Tar/Gravel

Access to Property

Back Alley Access,Front and Rear Drive access,Direct Access,Lane,Mixed,On Major Traffic Route,Paved Lane,Public Transportation Nearby,See Remarks

Inclusions

owners owned appliances list will be provided

Restrictions

None Known

Reports

RPR

Unlock the potential of this 260' x 125' parcel of premium Calgary real estate. Ideally located in sought-after Crescent Heights with direct access to the lively Bridgeland commercial corridor, this site is perfectly positioned for a landmark mixed-use development. Imagine retail or commercial frontage at street level with multi-family residential above — a rare opportunity to create a signature project in one of Calgary's most dynamic urban communities.

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