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## 1735 COLLEGE LANE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31083


**MLS ID:**  
A2234095

**\$6,900,000**



 **CHRIS ZAHARKO**  
 (403) 253-1901

 Royal LePage Benchmark  
 403-253-1901

 1735 College Lane SW, Calgary , Alberta T2S 2G9

**Transaction Type**

For Sale

**Days On Market**

1

**Zoning**

M-C2

**Subdivision**

Lower Mount Royal

**Building Type**

Low Rise (2-4 stories)

**Year Built**

1912

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

4453L

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

2195.86

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

204.00

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

10441

**Lot Size (Acres)**

0.24

**Inclusions**

N/A

**Restrictions**

Encroachment

**Reports**

RPR

An incredible opportunity with a huge land assembly in Lower Mount Royal Across from Western Canada High and 1 block off of 17th Ave SW. Includes: 1735 & 1743 College Lane, 1734, 1736 & 1738 7 St SW. Approx 21,342 sq ft lot located between College Lane & 7th St SW. Property generates good income and is an ideal holding property while you plan your new development. The College Street frontage is 125' with a depth of 190'. Purchase includes 4 detached single-family properties and a 6-unit multi-family building (Pearl Apartments) all under separate title, zoned M-C2. Close to all amenities, transit and downtown. Potential fo re-designation to MU-1: Total Parcel Area: 21,342 ft2 - 3.7 FAR

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