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## 406 14 STREET NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
31446

**MLS ID:**  
A2242302

**\$2,400,000**



 **CYNTHIA XU**  
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 C-Luxury Realty Ltd.  
 403-835-1800

 406 14 Street NW, Calgary , Alberta T2N 1Z7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 288	<b>Zoning</b> C-COR2 f2.8h16
<b>Subdivision</b> Hillhurst	<b>Building Type</b> Retail	<b>Year Built</b> 1990
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 51790	<b>Building Area (Sq. Ft.)</b> 2781.00	<b>Building Area (Sq. M.)</b> 258.36
<b>Lot Size (Sq. Ft.)</b> 11248	<b>Lot Size (Acres)</b> 0.26	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> RPR with Compliance	

A prime commercial property with Brand New ROOF located on a busy, high-visibility street, ideal for investors seeking a reliable income stream and long-term growth. Situated on a 27.4m x 38.1m lot, great investment opportunity with redevelopment potential! Permitted uses include, but are not limited to, restaurant, healthcare, financial institution, convenience food store, fitness, veterinary clinic, and pet care services, making it a flexible investment in a thriving commercial corridor. Surrounded by successful businesses and constant traffic, this is a rare opportunity to secure a high-exposure, income-producing asset in a fast-growing area. Don't miss your chance to invest in a high-demand commercial corridor with built-in security and future potential.

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