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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**  
 (403) 835-1800

 C-Luxury Realty Ltd.  
 403-835-1800

 406 14 Street NW, Calgary , Alberta T2N 1Z7

**Transaction Type**

For Sale

**Days On Market**

135

**Zoning**

C-COR2 f2.8h16

**Subdivision**

Hillhurst

**Building Type**

Retail

**Year Built**

1990

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

5179O

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

2781.00

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

258.36

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

11248

**Lot Size (Acres)**

0.26

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

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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