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218 CROWCHILD TRAIL NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
32070


MLS ID:
A2255151

\$1,350,000



 **JEFF KEET**

 CDN Global Advisors Ltd.
 403-531-4336

 218 Crowchild Trail NW, Calgary , Alberta T2N 2R2

Transaction Type

For Sale

Zoning

C-N1

Subdivision

West Hillhurst

Building TypeFree-Standing,Office Building,Retail,See
Remarks,Street Level Storefront**Year Built**

1951

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

3710

Building Area (Sq. Ft.)

3282.00

Building Area (Sq. M.)

304.91

Lot Size (Sq. Ft.)

6383

Lot Size (Acres)

0.15

Inclusions

N/A

Restrictions

Board Approval

Reports

Environmental Phase 1,Floor Plans,RPR

Premium Exposure: High profile stand-alone commercial building available for sale in a central NW location on a prominent commuter traffic route. City of Calgary traffic counts for this section of Crowchild are 79,000 vehicles per average weekday (2-way traffic count). Static billboards with this type of exposure rent in a range of \$3,300 to \$3,800 per month. This exposure and building branding opportunity will create immediate local brand and location awareness. Flexible Zoning: The Commercial Neighbourhood 1 (C-N1) zoning allows for a wide range of permitted uses such as retail, professional (medical & medical adjacent), office, and consumer services. Property & Layout: This is an approximately 6,388 SF site with a 2 storey commercial building measuring 2,111 SF above grade (main & 2nd level) plus 1,171 SF lower level space (storage) for a total usable of 3,282 SF. There is a basic storage garage on site. This Subject Property has 10 designated surface parking stalls with additional street parking. The current occupant is a retail business with an open plan on the main level. 2nd level includes additional retail space plus staff kitchen, private office & washroom. The lower level is primarily used for inventory storage. Note: The current occupant of the Premises will be relocating so we can accommodate vacant possession for an owner/user. Vacant possession negotiable for 1st Quarter of 2026.

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