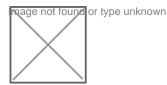


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

218 CROWCHILD TRAIL NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 32070

MLS ID: A2255151

\$1,350,000



[△] JEFF KEET

U CDN Global Advisors Ltd.

403-531-4336

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218 Crowchild Trail NW, Calgary, Alberta T2N 2R2

Transaction TypeFor Sale

C-N1

Building TypeFree-Standing,Office Building,Retail,See

Free-Standing,Office Building,Retail,See Remarks,Street Level Storefront

Year Built 1951 Structure Type Mixed Use

Subdivision

West Hillhurst

Property TypeProperty Sub TypeLegal PlanCommercialRetail3710

 Building Area (Sq. Ft.)
 Building Area (Sq. M.)
 Lot Size (Sq. Ft.)

 3282.00
 304.91
 6383

Lot Size (Acres)InclusionsRestrictions0.15N/ABoard 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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