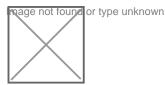


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 218 CROWCHILD TRAIL NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, 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 Type** 

For Sale

**Days On Market** 

C-N1

Subdivision

West Hillhurst

**Building Type** 

64

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

1951

Zoning

Year Built

**Structure Type** 

Mixed Use

**Property Type** Commercial

**Property Sub Type** 

Building Area (Sq. M.)

Retail

Legal Plan

3710

Building Area (Sq. Ft.)

304.91

Lot Size (Sq. Ft.)

6383

Lot Size (Acres)

0.15

3282.00

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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