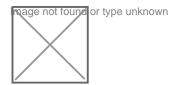


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228 17TH STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCanmore, Alberta

Listing ID:

32156

MLS ID: A2257684

\$3,897,000



- **△** BRAD HAWKER
- **2** (403) 678-7557
- ROYAL LEPAGE SOLUTIONS
- **403-678-5113**
- 228 17th Street , Canmore , Alberta T1W1Y8

Transaction Type

For Sale

Zoning TPT-CR

Property Type
Commercial

Building Area (Sq. Ft.)

14403.00

Lot Size (Acres)

0.33

Reports
Floor Plans

Title

Fee Simple

Subdivision

Teepee Town

Property Sub Type

Mixed Use

Building Area (Sq. M.)

1338.07

Inclusions

3 Fridges, 3 Stoves, 2 Dishwashers, 3 washers, 3 Dryer, All window coverings

Days On Market

2

Structure Type

Mixed Use

Legal Plan

1095F

Lot Size (Sq. Ft.)

14403

Restrictions

None Known

This prime 14,403 sq ft development site sits on 2 lots at the west end of the rezoned residential area of TeePee town. Both 228 17th Street and 1621 1st Avenue are included in this sale. Permitted uses include Apartment, townhouse and stacked townhouse. Maximum height could be 12 meters with a potential for 60% site coverage. Presently there are 2 well kept homes and double car garage generating rental income. This site is on the corner of 17th Street and 1st Ave (and alley behind) allowing for the potential for extra windows, views and light as well as more flexibility for design and access. A prime opportunity.

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