

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.

2032 34 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
32441

MLS ID:
A2262527

\$975,000



 **KAMIL LALJI**
 (403) 383-1579

 **CIR Realty**
 403-294-1500

 2032 34 Avenue SW, Calgary , Alberta T2T 2C3

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning MU-2 f3.0h23	Subdivision South Calgary	Year Built 1910
Structure Type Other	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 4479P	Building Area (Sq. Ft.) 1121.53	Building Area (Sq. M.) 104.19
Lot Size (Sq. Ft.) 2443	Lot Size (Acres) 0.06	Inclusions To be determined during Due Diligence period
Restrictions None Known	Reports Floor Plans	

This mixed-use commercial space is the perfect opportunity for business owners/investors looking to open up shop in an attractive inner city neighbourhood! Situated in the heart of South Calgary, this 1,100+ SF home-turned-office is located directly along the newly developed shops at Avenue Thirty Four; a prominent Marda Loop hot spot attracting customers from all corners of the city. Zoned for Mixed Use with an Active Frontage that enables plenty of foot traffic and exposure. The current property layout includes a main floor with bright reception area leading into another open storefront/display room, two private treatment rooms, a private kitchen/staff area, washroom, an additional two treatment rooms on the upper level, with storage and laundry in the 600 SF basement. Out back, enjoy a charming porch space and three exclusive parking stalls. With plenty of south-facing windows illuminating the entire property with natural light, you can easily modify the existing floorplan to suit your specific needs, whether it is for an office or destination-based retail. There is even potential for additional square footage to be added on by expanding the rear of the building into the yard space. This location couldn't be more ideal as it is enveloped by coveted amenities in a vibrant community that welcomes development, with proximity to parks, green spaces, boutiques and more. Known to be one of the city's busiest and most sought after centrally located commercial districts, this area can be easily accessed by transit users, cyclists and vehicle traffic alike, with a focus on re-invigorating it as a pedestrian-oriented corridor. Convenient proximity to nearby major thoroughfares including 14th Street and Crowchild Trail ensure a quick and seamless commute, and the various approved uses by the city will allow you to creatively execute your vision and empower your unique business to thrive.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.