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328 10 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale

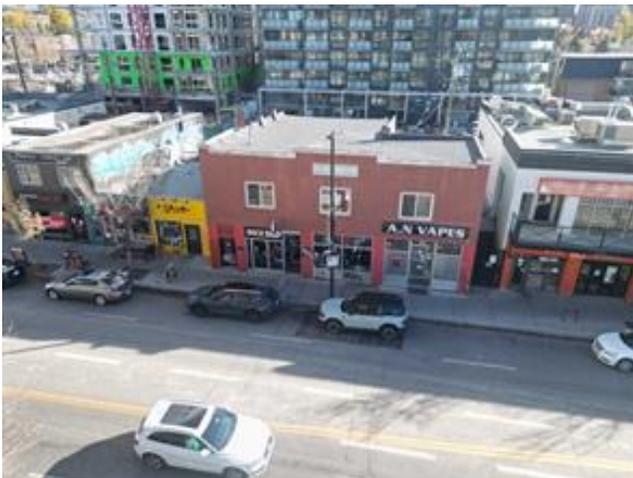


Location
Calgary, Alberta

Listing ID:
32608

MLS ID:
A2265757

\$2,999,999



 **LEO VANDERLINDEN**
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 328 10 Street NW, Calgary , Alberta T2N1W6

Transaction Type For Sale	Days On Market 145	Zoning C-COR1 f2.8h13
Subdivision Sunnyside	Building Type Commercial Mix,Free-Standing	Year Built 1912
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 2448O	Building Area (Sq. Ft.) 4850.00	Building Area (Sq. M.) 450.58
Lot Size (Sq. Ft.) 5995	Lot Size (Acres) 0.14	Footprint (Sq. Ft.) 3000
Construction Type Brick,Wood Frame	Roof Flat Torch Membrane,Tar/Gravel	Foundation Poured Concrete
Cooling Partial	Heating Forced Air,Natural Gas	Lot Features Back Lane,Near Public Transit
Commercial Amenities Storefront	Access to Property Accessible to Major Traffic Route,Direct Access,On Major Traffic Route,Paved Lane,Public Transportation Nearby	Inclusions N/A
Restrictions None Known	Reports Floor Plans,RPR Without Compliance,Site Plans,Title	

Prime Character Kensington building, facing 10 St with 2850 sq ft retail on the main level and 2000 sq ft office on the 2nd level. Main floor tenants have leases in place until February 2029. Second floor office space is on a month to month tenancy so could be available for owner user.

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