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RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Calgary, Alberta

Listing ID:
33066

MLS ID:
A2273010

\$5,299,000



 **GLORIA SUN**
 (403) 830-0568

 TrustPro Realty
 403-390-7080

 526 16 Avenue NW, Calgary , Alberta T2M 0J4

Transaction Type	Days On Market	Business Type
For Sale	63	Retail
Zoning	Subdivision	Building Type
C-COR1 f4.0h24	Mount Pleasant	Free-Standing,Office Building,Retail
Year Built	Structure Type	Property Type
1963	Retail	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	2934O	11000.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
1021.92	22259	0.51
Heating	Inclusions	Restrictions
Forced Air,Natural Gas	N/A	None Known
Reports		
None		

Investor & Developer Alert! An exceptional commercial redevelopment opportunity in one of Calgary's most strategic and high-exposure corridors. This 0.51-acre property features a 10,000+ sq ft commercial building and is ideally positioned along the TransCanada Highway, offering outstanding visibility and convenient access to major destinations including downtown, YYC Airport, Deerfoot Trail, SAIT, and the University of Calgary. Zoned C-COR1, with a generous 4.0 FAR and a permitted 37m building height under the North Hill Community Area Plan, this site presents significant potential for large-scale mixed-use development, including residential units, commercial retail, a vibrant strip mall, professional services, or medical-related uses. The existing building is a strong income producer, generating approximately \$240,000 in effective gross income annually with a \$100,000 NOI, making it an ideal holding property while planning your redevelopment. The lot offers ample on-site parking, high traffic exposure, and a prime location that supports long-term value. This is a rare chance to secure a high-potential redevelopment site in a central, rapidly evolving Calgary corridor. Don't miss this exceptional opportunity! (Conceptual drawings are for illustrative purposes only.)

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