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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**
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Transaction Type For Sale	Days On Market 109	Business Type Retail
Zoning C-COR1 f4.0h24	Subdivision Mount Pleasant	Building Type Free-Standing,Office Building,Retail
Year Built 1963	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 2934O	Building Area (Sq. Ft.) 11000.00
Building Area (Sq. M.) 1021.92	Lot Size (Sq. Ft.) 22259	Lot Size (Acres) 0.51
Heating Forced Air,Natural Gas	Inclusions N/A	Restrictions 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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