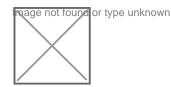


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234 17 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Calgary, Alberta Listing ID:

MLS ID: 33171 A2274351

\$2,400,000



[△] LESLIE KISS

(403) 338-2200

Royal LePage Blue Sky

403-338-2200

234 17 Avenue SE, Calgary , Alberta T2G 1H4

Transaction Type

For Sale

Days On Market

Zoning CC-X

Subdivision

Beltline

Building Type

Year Built

Commercial Mix

1970

Structure Type

Mixed Use

Property Type Property Sub Type Commercial

Retail

Legal Plan

Building Area (Sq. Ft.)

2325.00

Building Area (Sq. M.)

216.00

Lot Size (Sq. Ft.)

2960

Lot Size (Acres)

0.07

Foundation **Poured Concrete**

Heating

Forced Air, Natural Gas

Inclusions NONE

Restrictions None Known

Reports

Floor Plans, Other Documents, Title

LOCATION! LOCATION! Next to the New BMO Centre on 17th Ave!!! This building and land could be a part of a large land assembly. This solid building has a 4-bedroom suite upstairs and a full basement. Former LION'S DEN RESTAURANT. Ideal for many uses. The building could be repurposed or used as a restaurant, coffee shop, fast food outlet, or pizza shop, etc. The commercial use measurement is 2325 sq ft, and the residential measurement (4-bed area) upstairs is 1598 sq ft. The location is a few steps away from the "BMO" Centre, the Stampede Grounds, the newly proposed 1.4 BILLION DOLLAR Truman Hotel project, and other proposed developments.

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