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## 234 17 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
33171

**MLS ID:**  
A2274351

**\$2,400,000**



👤 **LESLIE KISS**  
✉ (403) 338-2200

🏢 Royal LePage Blue Sky  
✉ 403-338-2200

📍 234 17 Avenue SE, Calgary , Alberta T2G 1H4

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	68	CC-X
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
Beltline	Commercial Mix	1970
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Mixed Use	Commercial	Retail
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
C	2325.00	216.00
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Foundation</b>
2960	0.07	Poured Concrete
<b>Heating</b>	<b>Inclusions</b>	<b>Restrictions</b>
Forced Air,Natural Gas	NONE	None Known

#### Reports

Floor Plans,Other Documents,Plot  
Plan,Site Plans,Title

LOCATION! LOCATION! Next to the New BMO Centre on 17th Ave!!! LAND SIZE IS 2900 SQ FT. 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. TOTAL ABOVE GROUND IS 3923 SQ/FT. Plus basement of 195 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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