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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

Transaction Type

For Sale

Days On Market

68

Zoning

CC-X

Subdivision

Beltline

Building Type

Commercial Mix

Year Built

1970

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

C

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,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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