

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2116 14 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
33899


MLS ID:
A2284159

\$1,380,000



 **ALLEN TIAN**
 (403) 390-8863

 CIR Realty
 403-291-4440

 2116 14 Street NW, Calgary , Alberta T2M 3N5

Transaction Type

For Sale

Days On Market

126

Zoning

C-COR2

Subdivision

Capitol Hill

Building Type

Commercial Mix,Free-Standing,Low Rise (2-4 stories),Mixed Use,Retail

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

3150P

Building Area (Sq. Ft.)

6675.00

Building Area (Sq. M.)

620.12

Lot Size (Sq. Ft.)

5040

Lot Size (Acres)

0.12

Construction Type

Brick,Other

Roof

Flat Torch Membrane

Foundation

Poured Concrete

Heating

Forced Air,Natural Gas

Inclusions

none

Restrictions

None Known

Reports

RPR with Compliance

This Commercial-Corridor 2 (C-COR2) zoned two-storey retail building presents a prime investment opportunity in Capitol Hill, strategically positioned along 14th Street and 21st Ave. Situated on a 5,000+ sq. ft. lot, the 4,600+ sq. ft. building, plus a 2,300 sq. ft. basement, accommodates a diverse tenant mix, including a liquor store, music school, coffee machine repair shop, and hair salon, providing a stable income stream with a 2026 city assessment of \$1.56 M. Concrete block walls offer enhanced durability and structural strength. The property features eight dedicated parking stalls and underwent electrical upgrades in 2022. With significant redevelopment potential, including the possibility of rezoning for a taller mixed-use development, this high-exposure, high-traffic location offers a compelling opportunity for investors seeking both immediate returns and long-term appreciation. Please DO NOT approach the tenants without a viewing appointment.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.