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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 63	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. The property may be sold together with the adjacent commercial-zoned(C-COR2) parcel (MLS # A2284415) , offering additional & greater potential. Please DO NOT approach the tenants without a viewing appointment.

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