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1411 2 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
34137

MLS ID:
A2288338

\$1,100,000



 **TIM CROUGH**
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 CIR Realty
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 1411 2 Street SW, Calgary , Alberta T2R 0W7

Transaction Type For Sale	Title Fee Simple	Days On Market 50
Zoning DC	Subdivision Beltline	Building Type Condo Complex,Mixed Use
Year Built 1939	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 8510157	Building Area (Sq. Ft.) 2782.00
Building Area (Sq. M.) 258.45	Parking 6	Roof Asphalt Shingle,Tar/Gravel
Foundation Poured Concrete	Cooling None	Heating Boiler,Hot Water,Natural Gas
Inclusions Inclusions to be confirmed at time of offer/sale.	Restrictions Condo/Strata Approval	Reports Condo/Strata Bylaws,Floor Plans,Information Package,Legal Description,Site Plans,Title

Very unique character office condo with live/work opportunity. The condo has 6 private surface stalls. Exterior patio / deck on third floor. Lower level has windows, separate exterior entrance, ideal for residential, retail, office with one or multiple occupants. A prominent location on 2nd street influenced by Edwardian-era row housing and late Queen Anne revival style. 24 minutes 19.0 km to YYC International Airport, 4 minutes 1.5 km to Downtown Core. An easy walk to the new Scotiabank Arena, the Entertainment District, Tennis Courts, Central Park. Excellent long term investment as the 6 unit condo is located on a large piece of high density land. Offices, retail stores, personal service businesses and dwelling units may be allowed in buildings existing on the site on the date of approval of this by-law.

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