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1850 14 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
35123


MLS ID:
A2308230

\$1,999,000



 **CHRIS SKOWRON**
 (403) 247-5171

 RE/MAX Real Estate (Mountain View)
 403-247-5171

 1850 14 Street SW, Calgary , Alberta T2T 3S9

Transaction Type

For Sale

Zoning

DC

Subdivision

Lower Mount Royal

Year Built

1912

Structure Type

Office

Property Type

Commercial

Property Sub Type

Office

Legal Plan

179R

Building Area (Sq. Ft.)

5264.00

Building Area (Sq. M.)

489.04

Inclusions

ALL ATTACHED

Restrictions

None Known

Reports

Environmental Phase 1, RPR with
Compliance

Perfect opportunity to purchase this unique standalone commercial property offers a rare ownership opportunity in one of the city's most vibrant and walkable neighborhoods. Built in 1912 and thoughtfully maintained, the 4,858 square foot office building features character-rich architecture, with an additional 406 square foot garage at the rear. Situated on a 0.15-acre lot, the property provides excellent on-site parking with 9 surface stalls, 2 garage stalls and free street parking—an exceptional convenience in the area. Designated under Direct Control 90Z92, the site allows for a broad range of permitted and discretionary commercial uses including professional offices, personal service businesses, retail stores, and more. Its flexible zoning, coupled with its prime location just steps from 17th Avenue SW, makes it ideal for owner-users, investors, or future redevelopment. Whether you are establishing a business headquarters, boutique clinic, or looking to secure a premier holding property in Calgary's inner city, Not to often this type of property comes on the market, exposure is amazing . dont miss this opportunity to hold this for investment .

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