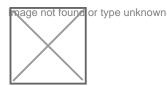


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1411 2 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 19515 MLS ID: A2031858

\$1,100,000



- **△** SCOTT THIBEAULT
- **(403)** 651-6160
- Century 21 PowerRealty.ca
- **403-592-0040**
- 1411 2 Street SW, Calgary , Alberta T2R 3B6

Transaction Type Title Days On Market

For Sale Fee Simple 412

Year Built Zoning Subdivision

1939 DC (pre 1P2007) Beltline

Building TypeStructure TypeProperty TypeCondo Complex, Low Rise (2-4 stories)Low Rise (2-4 stories)Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Office 8510157 2170.45

Inclusions Fridge, stove, built in dishwasher, hood

Building Area (Sq. M.)Rooffan, vacuflo and attachments, window201.64Rubber, Shinglecoverings, 1/6th share of corporation

310086 Alberta Ltd. owning entire

parking lot

RestrictionsReportsCall Lister, Condo/Strata ApprovalNone

This Commercially zoned 1939 Victorian style 3 storey condominium townhome is an incredible opportunity for so many reasons. Wrapped in beautiful original red brick and displaying Victorian style architecture this property has all the original design appointments from the beneath ground level walkout all the way up to the high pointing corner turret, this property is truly one of a kind. Interior size is 2171sq. ft. above grade and another 788 sq. ft. lower for a total of 2958 sq ft.. Exterior sizes are 2392 sq. ft. above grade and 867 sq. ft. lower for a total of 3259 sq. ft.. Most Calgary professionals already know of this site. Matching newer (2018) 50 year black rubber shingle roofing. Easily set up and run a business centre, house your already successful business, law firm, accounting firm, psychology clinic or any professional corporation that desires or requires a downtown location. 10 offices total, four two piece washrooms(one on each floor), and sufficient space for additional work stations and ample storage. Kitchen is sufficient for a space like this as well. It comes with a dream parking scenario, 6 stalls immediately behind the townhome....and even better this purchase will include 1/6th ownership of the entire parking lot behind (lot 307 and 311 14 Ave SW as well - an additional 134' X 140'). Not only do you purchase 1 of 6 townhomes, it will include 1/6th of the massive parking lot behind and the six stalls with this unit are designated. The townhome site is 75' X 140' including the six townhomes units literally steps off of 17th Avenue and 4th Street SW, and steps to downtown....this is an incredible real estate hold for any business wanting future (potential) growth for their investment(no guarantees). Entire site is 134' X 140' - roughly 18,800 sq. ft. with corner exposure onto 2nd street and 14th Ave SW. This townhouse unit has potential to be renovated into a residential inner city townhome as well. Please see all photos/drone shots for best lot description.

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.