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## 1411 2 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
19515


**MLS ID:**  
A2031858

**\$1,100,000**



 **SCOTT THIBEAULT**  
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 1411 2 Street SW, Calgary , Alberta T2R 3B6

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

412

**Year Built**

1939

**Zoning**

DC (pre 1P2007)

**Subdivision**

Beltline

**Building Type**

Condo Complex,Low Rise (2-4 stories)

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

8510157

**Building Area (Sq. Ft.)**

2170.45

**Building Area (Sq. M.)**

201.64

**Roof**

Rubber,Shingle

**Inclusions**

Fridge, stove, built in dishwasher, hood fan, vacuflo and attachments, window coverings, 1/6th share of corporation 310086 Alberta Ltd. owning entire parking lot

**Restrictions**

Call Lister,Condo/Strata Approval

**Reports**

None

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.

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