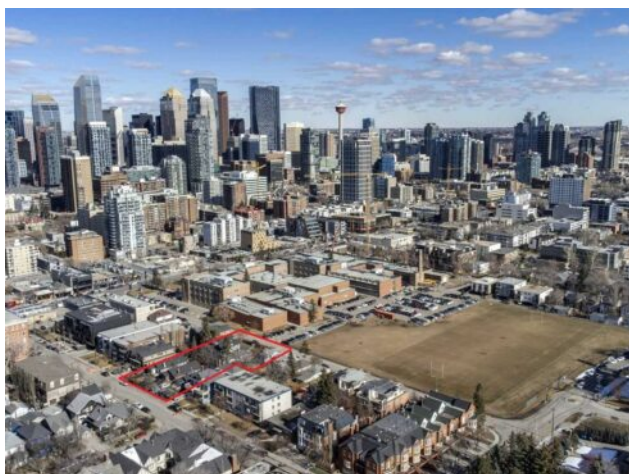


**1735 College Lane SW**  
**Calgary, Alberta**
**MLS # A2234095**

**\$6,900,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	2,196 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	-		
<b>Bldg Name:</b>	-		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-C2		
<b>Utilities:</b>	-		

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	-
<b>Foundation:</b>	-
<b>Features:</b>	-

**Inclusions:** N/A

An incredible opportunity with a huge land assembly in Lower Mount Royal Across from Western Canada High and 1 block off of 17th Ave SW. Includes: 1735 & 1743 College Lane, 1734, 1736 & 1738 7 St SW. Approx 21,342 sq ft lot located between College Lane & 7th St SW. Property generates good income and is an ideal holding property while you plan your new development. The College Street frontage is 125' with a depth of 190'. Purchase includes 4 detached single-family properties and a 6-unit multi-family building (Pearl Apartments) all under separate title, zoned M-C2. Close to all amenities, transit and downtown. Potential fo re-designation to MU-1: Total Parcel Area: 21,342 ft2 - 3.7 FAR