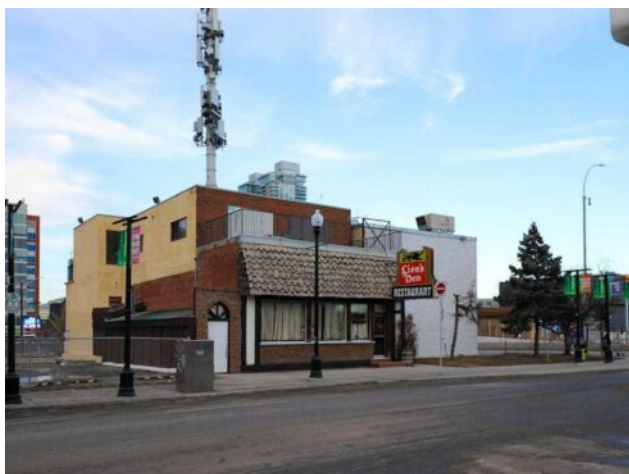


234 17 Avenue SE
Calgary, Alberta

MLS # A2274351



\$2,400,000

Division: Beltline

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,325 sq.ft.

Zoning: CC-X

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NONE

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.07 Acre

Lot Feat: -

LOCATION! LOCATION! Next to the New BMO Centre on 17th Ave!!! **LAND SIZE IS 2900 SQ FT.** This building and land could be a part of a large land assembly. This solid building has a 4-bedroom suite upstairs and a full basement. Former LION'S DEN RESTAURANT. Ideal for many uses. The building could be repurposed or used as a restaurant, coffee shop, fast food outlet, or pizza shop, etc. The commercial use measurement is 2325 sq ft, and the residential measurement (4-bed area) upstairs is 1598 sq ft. **TOTAL ABOVE GROUND IS 3923 SQ/FT.** Plus basement of 195 sq/ft. The location is a few steps away from the "BMO" Centre, the Stampede Grounds, the newly proposed 1.4 BILLION DOLLAR Truman Hotel project, and other proposed developments.