

**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!!!** 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. 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.