

**334 14 Street NW**  
**Calgary, Alberta**
**MLS # A2165531**

**\$2,999,000**
**Division:** Hillhurst

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,200 sq.ft.

**Zoning:** C-COR2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.32 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** .

Prime location commercial property in Hillhurst ! Huge 14000 sf C-COR2 lot, with more than 6000sf building area, perfectly located on 14 St, a high traffic area with great exposure, with 2 retail tenants bringing in stable good rental income, this property is a rare find in today's market. Permitted uses: Catering Service, Convenience Food Store, Financial Institution, Fitness Centre, Health Care Service, Home Based Child Care, Home Occupation, Information and Service Provider, Library, Museum, Office, Pet Care Service, Print Centre, Protective and Emergency Service, Radio and Television Studio, Restaurant, Retail and Consumer Service, Service Organization, Specialty Food Store, Veterinary Clinic, etc. Discretionary uses: Addiction Treatment, Amusement Arcade, Artist's Studio, Assisted Living, Auto Service, Billiard Parlor, Brewery, Winery and Distillery, Cannabis Store, Car Wash, Child Care Service, Cinema, Computer Games Facility, Conference and Event Facility, Custodial Care, Dinner Theatre, Drinking Establishment, Drive Through, Dwelling Unit, Food Production, Funeral Home, Gas Bar, Health Services Laboratory, Hotel, Indoor Recreation Facility, Instructional Facility, Kennel, Liquor Store, Live Work Unit, Outdoor Caf&eacute;, Parking Lot, Pawn Shop, Payday Loan, Performing Arts Centre, Place of Worship, Post-secondary Learning Institution, Residential Care, Supermarket, Urban Agriculture, Vehicle Rental, etc.