

780-228-224 donna@donnawilson.ca

2, 1133 17 Avenue NW Calgary, Alberta

MLS # A2184464



\$3,500,000

Division: Capitol Hill

Type: Mixed Use

Bus. Type:
Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 105,702 sq.ft.

Zoning: DC

Addl. Cost: -

 Heating:
 Baseboard, Boiler, Combination, See Remarks
 Addl. Cost:

 Floors:
 Based on Year:

 Roof:
 Asphalt/Gravel
 Utilities:

 Exterior:
 Parking:

 Water:
 Lot Size:

 Sewer:
 Lot Feat:

Inclusions: 8 refrigerators, 8 electric stoves,

This three-story building, situated on an 11,948-square-foot lot, holds 10 distinct titles. It encompasses two commercial units: a 3,452 sq. ft. main floor space currently vacant for multy purpouse potential. and a 2,000 sq. ft. lower level space occupied by a church. Additionally, the property boasts 8 upgraded two-bedroom residential units, each with an area of 796 sq. ft. With 21 exterior ground-level parking stalls. This property is ideally located across from SAIT and mere minutes from downtown, making it a prime revenue-generating asset with diverse tenants. A Phase I environmental assessment was completed in 2014, and the property achieved a gross revenue of \$260,000 in 2023. There is also potential to convert the building units into a condominium, there are 10 separate titles for units 1 and 2 and also apartments units 101-104 and 201-204 for the apartments