

**2718 17 Street SW**  
**Calgary, Alberta**

**MLS # A2185390**



**\$769,000**

**Division:** South Calgary

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,500 sq.ft.

**Zoning:** M-C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.05 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Rare opportunity with commercial and residential in one property. Land area is 2029sqft. Commercial is 921 sqft and residential space is 553sqft. Fully renovated. Wonderful opportunity to own an income generating commercial property located in highly populated South Calgary community. Surrounded by single family houses, apartments and newer condos. Best exposure in a corner lot and current use is convenience store. Zoned M-C1 for future development. Currently running as Convenience store. You can rent out the residential space as well.