



4111 Centre Street Calgary Alberta

\$989,500

ATTENTION ALL BUILDERS OR INVESTORS!!!! This is a prime inner city location to build a mixed use (commercial and or residential) or use as a self proprietor/owner occupied building! For sale are two lots and they must be sold together, for a combination of a hundred feet of frontage by one hundred and thirty feet deep, totaling 13,000 sqft. The allowable contextual height is 15 meters, allowing for a mixed use commercial and residential building site. Currently onsite are two great revenue properties generating \$6,300/month, providing great income and or a great holding property awaiting building approvals. High visibility traffic location, offering transit at your doorstep, close to all levels of shopping, quick access to Deerfoot Trail, and a short commute to downtown. Exciting and rare inner city building opportunity, to build into the future in our busy and growing city environment!! (id:6769)

3pc Bathroom Measurements not available

Bedroom 3.40 M x 2.80 M

Bedroom 3.00 M x 2.30 M

Living room 4.20 M x 3.70 M

Kitchen 4.20 M x 3.70 M

4pc Bathroom Measurements not available

Living room 3.60 M x 3.60 M

Dining room 3.10 M x 2.30 M

Kitchen 3.50 M x 2.90 M

Primary Bedroom 3.40 M x 2.90 M

Bedroom 3.40 M x 2.80 M

Bedroom 3.40 M x 2.80 M

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Central)

<http://www.kenrichter.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267

arobinson@cirrealty.ca