



## 1804 34 Street Calgary Alberta

\$664,900

Prime location next to 17 Ave SE International Avenue. Just minutes walk to Co-op, Hong Kong Food supermarket, restaurants and retail shops. BRT (Bus Rapid Transit) takes just 15 min to Downtown. C-COR1 FAR: 2.5(max 14,988 SF development) 16m (3-5 stories) land 34 ST SE. This 3-sided front, side & back lane access lot has 50 ft frontage x 120 ft depth totalling 5,995 SF. Build a retail & residential building or 8 unit row houses with legal suites. 5 minutes walk to Co-op shopping, restaurants, shops, BRT transit. Existing office building is 1,234 SF with oversized double garage, plenty of parking is perfect for owner user retail, professional office use. Great investment property or redevelop into hot multi-family property market. No caveats, no restrictions on title. (id:6769)

Listing Presented By:



Originally Listed by:  
CENTURY 21 BRAVO REALTY

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