



## 215217 10 Street Calgary Alberta

\$3,599,000

Your chance to own in the heart of Kensington. Recently updated and retaining character, this 8,440 sq ft two-storey building sits on a 90'x125' lot (11,250 sq ft) and has attractive main-floor retail and upper level offices. Fully leased with new tenants on the second level, all with plenty of windows and many upgrades just completed this year. Main floor entrance with walk-up access in the front and rear presents good visibility among the shops, boutiques and restaurants of Sunnyside and Hillhurst. Street-facing retail is comprised of two bays totaling 4,000 sq ft with an existing restaurant and retail store. 16 total surface parking stalls available, with additional metered street parking on 10 St NW and underground public lots nearby. Current DC zoning allows up to 45,000 sq ft buildable density, with uses based on C-COR1 zoning. Located near several new residential projects, including the Annex, LIDO, PIXEL, The Kensington, brand-new The Theodore, and recently announced Kenten luxury residences, this could be the buy-hold-develop opportunity you've been looking for. (id:6769)

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