



45 Mission Road Calgary Alberta

\$450,000

Seize this rare opportunity to invest in a 58 ft frontage lot (4,717 sq. ft.) in a prime Calgary location! Being zoned DC, there is opportunity for a variety of different types of developments such as commercial, residential, or multi-family development, making it an excellent site for investors and developers alike. Permitted and Discretionary use includes -Multi-Residential building, Medical Clinic, Office, Daycare, Pet Care, Retail Service, Place Of Worship, Liquor Store, and many more. With recent approval from the City of Calgary for purchasing the alley behind the land, the Land area will increase, giving more development potential. Whether you choose to build a custom-designed mixed-use space, multi-family building or a commercial development, this location offers endless possibilities. Permitted and Discretionary use includes -Multi-Residential building, Medical Clinic, Office, Daycare, Pet Care, Retail Service, Place Of Worship, Liquor Store, and many more. Situated in the heart of the city, this lot is just minutes from Stampede Park, MNP Community & Sport Centre, 4th Street's vibrant shopping and dining scene, downtown Calgary, and the LRT station--ensuring high visibility and accessibility. Don't miss out on this incredible investment opportunity! Priced to Sell - Act Fast! (id:6769)

Listing Presented By:



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