



## 108 17 Avenue Calgary Alberta

\$2,500,000

Welcome to 108-17 Ave. N.W., an exceptional commercial property with endless potential for restaurant use or redevelopment. Situated at a prime location in the heart of the city, this property with two separate titles, offers a lucrative opportunity for investors and entrepreneurs alike. 108-17 Ave. N.W.: Purpose-built as a restaurant, this fully fixtured building awaits its next culinary venture. Spanning 2000 sq.ft. on the main floor and an additional 1800 sq.ft. in the basement, the space offers ample room for dining and operations. With six parking spaces conveniently located on the west side, accessibility is assured for patrons. Zoned for 6-8 storeys, this property holds potential for vertical expansion or redevelopment to suit various commercial endeavors. Property Taxes as of July 2023: \$6523.10 104-17 Ave. N.W. Centre Street Parking Lot: Positioned just steps away from Bus Rapid Transit stops and future Greenline LRT station, this corner lot promises high visibility and accessibility. Ideal for a Transit Oriented Development, this location presents an enticing opportunity for mixed-use projects or commercial ventures. Eight parking spaces on-site ensure convenience for customers and tenants alike. Zoned for 6-8 storeys, this lot offers versatility for developers seeking to capitalize on the burgeoning transit hub. Property Taxes as of July 2023: \$14,679.75 Combined, these properties offer a total site area of 9369 sq.ft. and present a rare chance to secure a foothold in a rapidly developing area. Whether you envision reviving the existing restaurant space or embarking on a groundbreaking redevelopment project, the possibilities here are limitless. Don't miss out on this prime investment opportunity. Contact us today to schedule a viewing and explore the potential of 108-17 Ave. N.W. (id:6769)

Listing Presented By:



Originally Listed by:  
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