



## 45044518 17 Avenue Calgary Alberta

\$2,499,000

Excellent development opportunity in the heart of International Avenue! Comprised of 2 titled lots and zoned for mixed use (MU-1 f4.5h20), this 17th Ave facing lot measures a total of 253' x 94' (23,784 sqft). Situated on the east corner, the 6,540 sq ft commercial building is the perfect spot for retail and office space. Currently divided into 3 units with 2 suites on the westside at 1,968 sq ft each and a 2,087 sq ft 2 storey unit on the east side. Many potential uses for the vacant lot with MU-1 zoning, this area allows for commercial and residential development, utilizes as a park & ride while you plan your next project. Walking distance to all amenities. Only 10 minutes to Downtown and Sunridge Industrial making this the perfect location for professional services. Lots of foot traffic makes for a desirable retail location. The 44th St SE bus station is right out the main entrance. (id:6769)

Listing Presented By:



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**REALTY**

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