

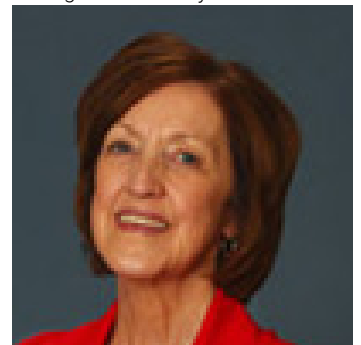


## 4712 16 Avenue Calgary Alberta

\$3,499,000

Great location and investment opportunity In the Commercial Corridor District on 16Ave NW. Close to COP, University of Calgary, Sarcee TR, parks and amenities. Land size of 18,002 sq. ft and building size of 17,921 sq.ft. Strong tenants (Rent roll available after the NDA signed) . Basement is currently vacant and calling for management with vision and quite location for gym or any kind of studio. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage METRO

<https://albertacommercials.ca/>



**CIR**

**REALTY**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca