



## 104108 17 Avenue Calgary Alberta

\$3,500,000

This listing is for both lots 104 & 108 17th Ave NW. The building was purpose built to be used as a restaurant and has existing venting and refrigeration. The main floor is approx 2000sqft(+/-), while the basement at 1800 sqft(+/-) contains the kitchen and washrooms. Size of both lots is 9369 sqft(+/-). There are 6 parking spaces on the west side of the building, and 8 more parking spaces in the lot. This corner lot will be steps away from the future Greenline RT station on 16 Ave. N.W. It is a great location for a multi-unit Mixed Use building. Land Use Designation: Commercial -Corridor 2 (C-COR2 f3.0h20) Total Site Area is 9369 sqft(+/-) (id:6769)

Listing Presented By:



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