



1428 17 Avenue Calgary Alberta

\$2,650,000

This property is available For LEASE or For SALE!! Excellent opportunity to implement your own concept in this multi-level retail building on the vibrant intersection of 17th Avenue SW and 14th Street SW. This could be the future location for a multitude of potential retail businesses. Lots of exposure to both vehicular and foot traffic along both major corridors. The building covers four separate floors, including a main floor, second floor, basement, and a bonus 2,977 sq. ft. rooftop patio. The previous restaurant had a capacity for 253 people between the main and second floors with the rooftop creating space for another 110 occupants, totaling over 360 people. The building was built in 2013 and has recently had over \$90,000 in upgrades. There are 2 separate kitchens, an elevator, 800-amp power, and a private loading bay. The property may be utilized as a restaurant OR has the potential to be repurposed to suit a variety of other retail opportunities. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX REAL ESTATE (CENTRAL)



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca