

## 2702 Centre Street Calgary Alberta

\$1,600,000

Rare opportunity to restore or re-develop a prime corner site, just blocks from a future Green Line LRT Station. Boasting 80' frontage on Centre Street N, a future mixed-use development would serve thriving retail businesses. At 8400+/- sq ft of land, there are opportunities to rezone the property for increased density, for an estimated 33,600 buildable sq ft. Existing rendering show what's possible with current C-COR2f1.0h10 zoning. Located within the 10-min walking distance TOD zone of the future Green Line station at 28 Avenue N, take advantage of the booming Calgary market and develop a stunning property for your portfolio. The existing buildings consist of a 2,937 sq ft former restaurant/retail structure, and a 720 sq ft bungalow with full basement (restoration in progress and buildings in as-is condition). Rehabilitate or rebuild with amazing upside and opportunity. Unique opportunity for an industrious builder/developer. Call today! (id:6769)

Listing Presented By:



Originally Listed by: Real Broker

https://www.sanostante.com/



## Real Estate Professionals Inc.

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

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