



## 4107 Centre Street Calgary Alberta

\$989,500

ATTENTION ALL BUILDERS OR INVESTORS!!!! This is a prime inner city location to build a mixed use (commercial and or residential) or use as a self proprietor/owner occupied building! For sale are two lots and they must be sold together, for a combination of a hundred feet of frontage by one hundred and thirty feet deep, totaling 13,000 sqft. The allowable contextual height is 15 meters, allowing for a mixed use commercial and residential building site. Currently onsite are two great revenue properties generating \$6,300/month, providing great income and or a great holding property awaiting building approvals. High visibility traffic location, offering transit at your doorstep, close to all levels of shopping, quick access to Deerfoot Trail, and a short commute to downtown. Exciting and rare inner city building opportunity, to build into the future in our busy and growing city environment!! (id:6769)

Bedroom 4.30 M x 3.10 M

Bedroom 3.20 M x 2.80 M

Kitchen 4.00 M x 3.60 M

3pc Bathroom Measurements not available

Living room 4.00 M x 2.80 M

4pc Bathroom Measurements not available

Living room 4.00 M x 2.80 M

Eat in kitchen 4.10 M x 3.50 M

Primary Bedroom 4.40 M x 3.20 M

Bedroom 4.40 M x 3.50 M

Bedroom 3.50 M x 3.20 M

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://www.kenrichter.com/>



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