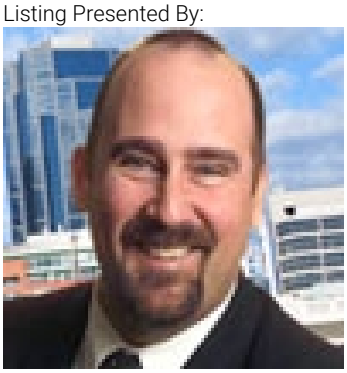


1133 17 Avenue Calgary Alberta

$3,590,000

Prime location adjacent to 16th Ave with panoramic SAIT views. Mixed-use concrete building featuring 8 fully leased 2 BD/1 BA apartments, ready for renovations to capture higher inner-city NW rental rates. The property offers a unique opportunity, as well as the vacant basement. The move-in-ready main floor is zoned for Health Care Services, 3,641 SF providing an ideal opportunity for an owner-user to establish their practice while benefiting from existing cash flow. Medical users can utilize the 12 dedicated front parking stalls plus street parking, while residents share 11 rear paved stalls. High-ceiling basement commercial space -- rare for a mixed-use property. Over $152,000 invested in recent mechanical, boiler, parking lot, and facade improvements. (id:6769)

Listing Presented By:



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MaxWell Canyon Creek

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