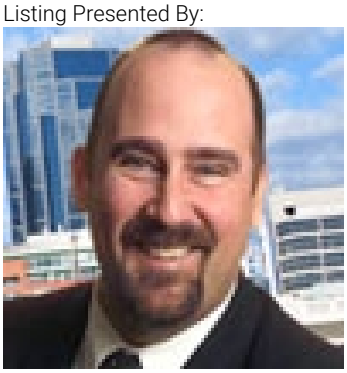


1850 14 Street Calgary Alberta

$1,850,000

Perfect opportunity to purchase this unique standalone commercial property offers a rare ownership opportunity in one of the city's most vibrant and walkable neighborhoods. Built in 1912 and thoughtfully maintained, the 4,858 square foot office building features character-rich architecture, with an additional 406 square foot garage at the rear. Many upgrades to the building: shingles, all new hardie board siding, windows, hot water heating, boilers and landscaping. Situated on a 0.15-acre lot, the property provides excellent on-site parking with 9 surface stalls, 2 garage stalls and free street parking--an exceptional convenience in the area. Designated under Direct Control 90Z92, the site allows for a broad range of permitted and discretionary commercial uses including professional offices, personal service businesses, retail stores, and more. Its flexible zoning, coupled with its prime location just steps from 17th Avenue SW, makes it ideal for owner-users, investors, or future redevelopment. Whether you are establishing a business headquarters, boutique clinic, or looking to secure a premier holding property in Calgary's inner city, Not to often this type of property comes on the market, exposure is amazing . Don't miss this opportunity to hold this for investment . (id:6769)

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