



# 19031907 31 Street Calgary Alberta

\$3,500,000

Rare opportunity to purchase one of the best Mixed Use commercial and residential MU-2 FAR: 5.0 h26 land facing 17 Ave SW. This is a vacant corner lot with 120 ft frontage x 90 ft depth totalling 10,785 SF. Vehicle access on 3 sides of the property. Faces major roadway in the SW with high visibility from over 21,000 vehicles daily. Save hundreds or thousands as utility poles were relocated and no demolition cost. Original plan was to build a medical/retail building (DP approved and Plans available), but you can also build retail/residential if you wish. (id:6769)

Listing Presented By:



Originally Listed by:  
CENTURY 21 BRAVO REALTY

<http://www.liangcommercial.ca/>

**RE/MAX Realty Professionals**

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