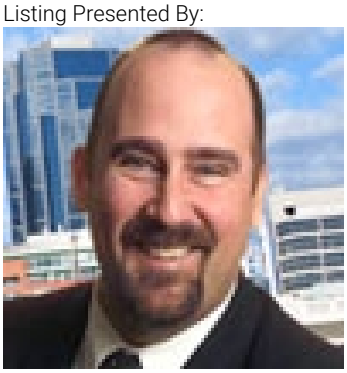


2639 17 Avenue Calgary Alberta

$1,650,000

Excellent commercial investment and redevelopment opportunity along 17 Avenue SW in the highly desirable Killarney/Glengarry community.Situated on a prominent inner-city corridor with strong visibility and convenient access to Downtown Calgary, Crowchild Trail, and surrounding established residential communities, this property offers excellent potential for an owner-user, investor, or future redevelopment.The property sits on approximately 5,398 sq. ft. of land and features an existing commercial building of approximately 3,760 sq. ft., with MU-1 f4.5h23 zoning providing flexibility for a variety of future uses and redevelopment opportunities.The property currently generates approximately $1,700 per month in advertising income, providing an additional revenue stream to the property owner.The existing grocery business is currently operated by the property owner. A purchaser may have the option to take over the existing grocery business or acquire the property without the business, depending on their plans.(The asking price does not include the existing business, and inventory/stock is not included in the sale price.)With its excellent exposure along 17 Avenue SW, strong surrounding residential density, and convenient inner-city location, this property also offers excellent potential for leasing and long-term investment. (id:6769)

Listing Presented By:



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