



## 2713 14 Street Calgary Alberta

\$889,000

OFFICE - RETAIL - PROFESSIONAL SERVICES - An exceptional opportunity to PURCHASE a CHARACTER COMMERCIAL building in AN EXCEPTIONAL location with AMPLE PARKING and EXCELLENT STREET EXPOSURE. Located on the crest of 14th Street SW at the meeting points of South Calgary, Mount Royal, Bankview and Altadore. OPPORTUNITIES ABOUND for several commercial users looking to own their own space and also generate revenue from the current tenancy. The building is functionally demised into two uses. The main floor and basement comprised of administrative space, 4 offices, waiting area, two bathrooms, storage and kitchenette - currently acting as a law office, the floor plan is bright and open with charming period details, abundant glazing for comfort. The second floor and attic are currently leased by an established tenant (tattoo parlor) offering you an immediate source of income. Upstairs highlights include three private rooms, a full bathroom, a great balcony and more. ONSITE PARKING, PYLON SIGN AND ABUNDANT STREET PARKING!  
(id:6769)

Listing Presented By:



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**RE/MAX Realty Professionals**

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