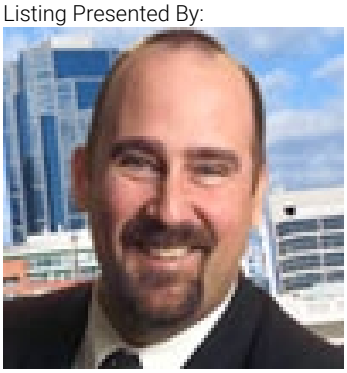


# 336 14 Street Calgary Alberta

$1,650,000

Exceptional INVESTMENT and REDEVELOPMENT opportunity in the heart of Hillhurst! Held by the same owner for 56 years, this property offers a rare opportunity to acquire a well-established commercial holding along one of the community's most commercially active corridors. The approximately 60-foot-wide double lot features a level, fully usable rectangular site with a standalone building of approximately 1,400 SF, excellent exposure to 14th Street NW, ample on-site parking, additional rear access and parking, and an existing pylon sign base. The property boasts a strong rental history, providing established income while future plans are considered. Zoned C-COR2 f2.8 h16, the site offers attractive potential for future redevelopment, subject to City approvals. This evolving urban corridor reinforces the long-term appeal of a property offering both current income and future development potential. Secure a rare Hillhurst investment with established rental income, strategic commercial frontage, and the opportunity to unlock future value through redevelopment. A compelling addition to any investor's portfolio. (id:6769)


Listing Presented By:



Originally Listed by:
RE/MAX Key

https://www.mavrikosrealestate.com/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca