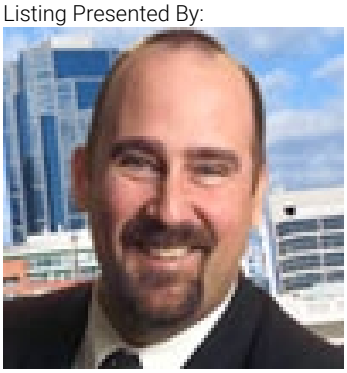


4632 17 Avenue Calgary Alberta

$745,000

Welcome to a rare opportunity to purchase a large 50 x 120 MU-2 commercial zoned lot in the heart of Montgomery's bustling inner-city community! This MU-2 zoning allows for main-floor commercial space and the potential for upper residential apartment units above. Build your own storefront business while generating income from the upper rental units above. Currently, there is an older two-bedroom bungalow needing TLC that was previously rented for 17 years and could be rented again until you are ready to build! Located on a quiet street and there are only a very select few of these MU-2 commercial zoned properties that are available in the entire inner city for you to build your own small commercial project! Prime inner city location, only 5 minutes to the Foothills Hospital,The Children's Hospital and the U of C, a short 10-15 minute commute to downtown and easy access west to the mountains. Hurry on this one!!! (id:6769)

Listing Presented By:



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