



515047 Street Street Calgary Alberta

\$1,621,400

Prime Investment Opportunity - 2 Units, 2,948 SQFT in the Heart of NE Calgary! Unlock the potential of owning real estate in one of Calgary's most dynamic and high-traffic locations. This 2-unit property, totaling 2,948 SQFT, offers an incredible opportunity for small investors or owner-occupiers looking to control their business premises and secure a prosperous future. Why This Deal is Unmissable:

- o Strategic Location: Situated in the vibrant NE Calgary, this property is at the center of a bustling area known for its consistent activity and prime visibility. With heavy traffic throughout the day, it's an ideal spot for businesses seeking exposure.
- o Flexible & Versatile Space: Perfect for a wide range of uses, this property boasts flexible zoning to accommodate both commercial and light industrial purposes.
- o Endless Possibilities with Flexible Zoning: Take advantage of zoning that supports a variety of business types, including:
 - o Athletic facilities
 - o Auto body and paint shops
 - o Automotive sales, rental, and service
 - o Grocery stores and laboratories
 - o Manufacturing, warehousing, and product distribution
 - o Recreational/commercial vehicle sales and service
 - o Veterinary clinics and hospitals

Whether you're an entrepreneur launching a new venture or an investor adding to your portfolio, this property offers a rare opportunity in a high-demand market. Don't miss your chance to own a prime piece of NE Calgary. Act now to secure this amazing deal and take the next step toward your business success! (id:6769)

Listing Presented By:



Originally Listed by:
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