$3,750,000 - 2, 1133 17 Avenue Nw, Calgary

MLS® #A2184464

$3,750,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Capitol Hill, Calgary, Alberta

This three-story building, situated on an 11,948-square-foot lot, holds 10 distinct titles. It encompasses two commercial units: a 3,452 sq. ft. main floor space currently vacant for multy purpouse potential. and a 2,000 sq. ft. lower level space occupied by a church. Additionally, the property boasts 8 upgraded two-bedroom residential units, each with an area of 796 sq. ft. With 21 exterior ground-level parking stalls. This property is ideally located across from SAIT and mere minutes from downtown, making it a prime revenue-generating asset with diverse tenants. A Phase I environmental assessment was completed in 2014, and the property achieved a gross revenue of $260,000 in 2023. There is also potential to convert the building units into a condominium. there are 10 separate titles for units 1 and 2 and also apartments units 101-104 and 201-204 for the apartments

Built in 1971

Essential Information

MLS® #	A2184464
Price	$3,750,000
Bathrooms	0.00
Acres	0.00
Year Built	1971
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	2, 1133 17 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0P6

Interior

Heating	Baseboard, Boiler, Combination, See Remarks

Exterior

Roof	Asphalt/Gravel

Additional Information

Date Listed	December 23rd, 2024
Days on Market	221
Zoning	DC

Listing Details

Listing Office	RE/MAX House of Real Estate