

234 17 Avenue SE  
Calgary, Alberta

MLS # A2106580



## \$2,200,000

**Division:** Beltline  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,325 sq.ft.  
**Zoning:** CC-X

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Flat, Mixed

**Exterior:** Mixed, Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** NONE

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.07 Acre

**Lot Feat:** -

LOCATION! LOCATION! NEXT TO THE NEW BMO CENTRE ON 17TH AVE!!! COULD BE A PART OF A LARGE LAND ASSEMBLY. SOLID BUILDING WITH A SUITE UPSTAIRS AND A FULL BASEMENT. FORMER FAMOUS LION'S DEN RESTAURANT. IDEAL LOCATION FOR MANY MANY USES. VACANT AND COULD BE REPURPOSED OR USE AS A RESTAURANT, COFFEE SHOP, FAST FOOD OUTLET, PIZZA ETC. THE COMMERCIAL USE MEASUREMENT IS 2325 SQ FT AND THE RESIDENTIAL UPSTAIRS MEASUREMENT IS 1578 SQ FT. LOCATION A FEW STEPS AWAY FROM THE ENTRANCE INTO THE NEW "BMO" CENTRE AND THE STAMPEDE GROUNDS.