

## 780-832-5880 cord@gpremax.com

## 1501 1 Street SE Calgary, Alberta

Heating: Floors: Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

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N/A

## MLS # A2118801



## \$2,000,000

	Division:	Beltline	
	Туре:	Retail	
	Bus. Type:	-	
	Sale/Lease:	For Sale	
	Bldg. Name:	: -	
	Bus. Name:	-	
	Size:	2,200 sq.ft.	
	Zoning:	CC-X	
		Addl. Cost:	-
		Based on Year:	-
		Utilities:	-
		Parking:	-
		Lot Size:	0.08 Acre
		Lot Feat:	Corner Lot

Great Opportunities! Future Mixed-Use Development Site on Corner Location with Interim holding Income. Corner Lot of Prime location, steps to stampede grounds, BMO centre, 17th avenue shops and restaurants, transit and casino. CC-MHX ZONING ALLOWS FOR 3 TIMES SITE COVERAGE WITH NO LIMITATION ON BUILDING HEIGHT. This freestanding retail building located on a corner lot (1st street South bound Macleod Trail) and 15th Ave SE in the heart of Victoria Park. The existing building is 2,132 SF WITH 7 parking stalls. There is potential to build high rise and low rise building if unified with neighbor's vacant lot. Pls. see the photos for 2 possible developments options. NEW UPDATES: This building has been fully renovated to professional SPA with many upgrades. 3 professional rooms added in the main floor with brand new gorgeous shower, new flooring, new furnace and new heat water tank. This brings nice business income.