

4712 16 Avenue NW  
Calgary, Alberta

MLS # A2147035



## \$3,199,000

Division:	Montgomery
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	17,920 sq.ft.
Zoning:	C-COR2 f4.5h22

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.41 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Great location and investment opportunity In the Commercial Corridor District on 16Ave NW. Close to COP, University of Calgary, Sarcee TR, parks and amenities. Land size of 18,002 sq. ft and building size of 17,921 sq.ft. Strong tenants (Rent roll available after the NDA signed) . Basement is currently vacant and calling for management with vision and quite location for gym or any kind of studio.