

2702 Centre Street NE  
Calgary, Alberta

MLS # A2157754



## \$1,600,000

Division: Tuxedo Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,657 sq.ft.

Zoning: C-COR2 f1.0h10

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.19 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Rare opportunity to restore or re-develop a prime corner site, just blocks from a future Green Line LRT Station. Boasting 80' frontage on Centre Street N, a future mixed-use development would serve thriving retail businesses. At 8400+/- sq ft of land, there are opportunities to rezone the property for increased density, for an estimated 33,600 buildable sq ft. Existing rendering show what's possible with current C-COR2f1.0h10 zoning. Located within the 10-min walking distance TOD zone of the future Green Line station at 28 Avenue N, take advantage of the booming Calgary market and develop a stunning property for your portfolio. The existing buildings consist of a 2,937 sq ft former restaurant/retail structure, and a 720 sq ft bungalow with full basement (restoration in progress and buildings in as-is condition). Rehabilitate or rebuild with amazing upside and opportunity. Unique opportunity for an industrious builder/developer. Call today!