

3712 8 Avenue SW  
Calgary, Alberta

MLS # A2158824



## \$5,399,000

Division:	Spruce Cliff
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	32,000 sq.ft.
Zoning:	MU-1 f3.0h22

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.73 Acre
Sewer:	-	Lot Feat:	Corner Lot, Near Shopping Center, Level, Near Golf Course
Inclusions:	none		

Fully consolidated Mixed use site 32,000 ft2 total. Land Use M-U1 FAR 3.0 H22. Shopping and C-train directly across the street. The Bow trail corridor connects the affluent west Calgary suburbs to the downtown core, making this site an excellent mixed use commercial residential opportunity.