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1804 1st Street NW Calgary, Alberta

MLS # A2168531



\$3,390,000

Division: Tuxedo Park

Type: Retail

Bus. Type:
Sale/Lease: For Sale

Bldg. Name: The Kelly Block

Bus. Name:
Size: 8,090 sq.ft.

Zoning: Commercial-Community 2 Di

Addl. Cost: -

Heating: Addl. Cost: Boiler, Natural Gas Floors: Based on Year: Roof: **Utilities:** Natural Gas Connected Flat, See Remarks **Exterior:** Parking: Brick, Concrete, See Remarks, Wood Frame Water: Lot Size: 0.12 Acre Public I evel Sewer: **Public Sewer** Lot Feat: Inclusions: All goods that are attached to the building that belong to the Property owner shall be included in sale.

Investment Opportunity. The property features 8 tenants on triple net leases with attractive term balances. Tenant mix is street front retail with professional & personal service uses on the 2nd level. The Kelly Block is located in the busy commercial district of Tuxedo Park in central NW Calgary. The property is a 2-storey brick building constructed in 1912, blending historic appeal & modern functionality. It has undergone substantial renovations and is well maintained. The location offers visibility & easy access to major roads & public

transportation. Qualified interested parties may receive access to a data room upon registration and signing of a confidentiality agreement.