



1501 1 Street SE, Calgary, Alberta - \$2,500,000



Main Photo

Property Description

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.

REALTOR Referral


REALTOR®

Mobile: N/A
Email: N/A
Website: <https://www.real-estate-homes.ca/>

Courtesy Of: Century 21 Bamber Realty LTD.

