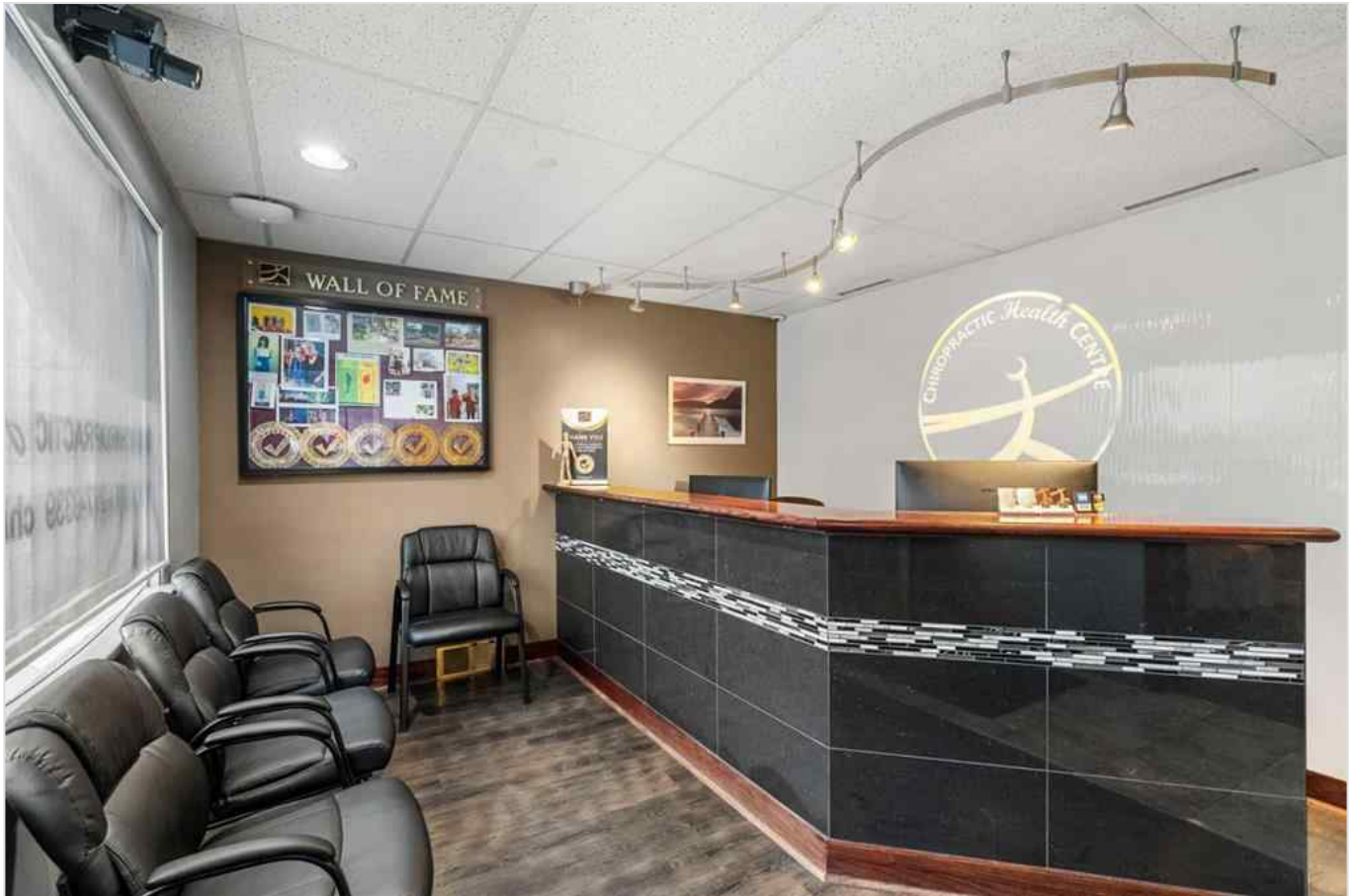




2713 Centre Street NW, Calgary, Alberta - \$1,100,000



Main Photo

Property Description

PRIME COMMERCIAL OPPORTUNITY. Discover exceptional exposure and unparalleled convenience with the centrally located property along one of Calgary's busiest north-south corridors. Positioned in a lively mixed-use district, this asset offers HIGH VISIBILITY & HEAVY TRAFFIC FLOW, MIXED USE ZONING, CONVENIENT ACCESS, PARKING, ADAPTABLE INTERIOR LAYOUT. Perfect for Medical or wellness professionals, retail/showroom for specialty boutiques, and shared workspace concepts. This location gives you HIGH VISIBILITY, ZONING FLEXIBILITY, WALK-IN TRAFFIC. EXCEPTIONAL REDEVELOPMENT POTENTIAL if you demolish and build high-rise (up to 12 stories) ideal with Calgary's Municipal Development Plan, which supports intensification along primary transit corridors. Mixed use enables you to have ground floor retail/services, office or medical clinics and upper floor residential units. This is a RARE REDEVELOPMENT OPPORTUNITY!!



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