



## 107 40 Avenue NE, Calgary, Alberta - \$999,900



Main Photo

### Property Description

Perfect for Builders and Investors! Situated in the inner city community of Highland Park, this property offers an excellent investment and development opportunity. Recently rezoned M-H1 allowing for a maximum of 8 storeys with commercial/retail option on the main floor. The lot measures 57' x 120' (Approx 6,840 sq ft). With some fixing up, the existing single family home would be excellent investment property. Currently offers a 2 bedroom unit on the main floor with 2 units in the basement, a 1 bedroom and a studio. Located a block of Centre Street and the BRT 301 (future green line C-Train). Close to all amenities, schools, shopping and restaurants. Great location for investment properties. There is potential to purchase the neighbouring property 4019 Centre A St NE that was also rezoned M-H1 - see rendering in



photos which encapsulates both lots. Call for more information.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

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