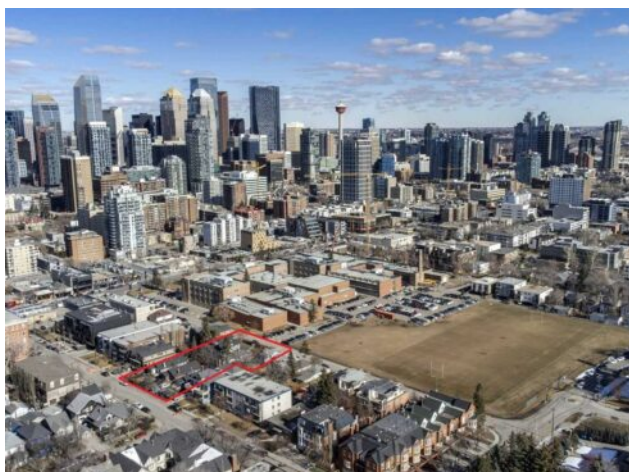


**1735 College Lane SW
Calgary, Alberta**

MLS # A2234095



\$6,900,000

Division:	Lower Mount Royal		
Type:	Commercial/Multi Family		
Style:	-		
Size:	2,196 sq.ft.	Age:	1912 (113 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.24 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

An incredible opportunity with a huge land assembly in Lower Mount Royal Across from Western Canada High and 1 block off of 17th Ave SW. Includes: 1735 & 1743 College Lane, 1734, 1736 & 1738 7 St SW. Approx 21,342 sq ft lot located between College Lane & 7th St SW. Property generates good income and is an ideal holding property while you plan your new development. The College Street frontage is 125' with a depth of 190'. Purchase includes 4 detached single-family properties and a 6-unit multi-family building (Pearl Apartments) all under separate title, zoned M-C2. Close to all amenities, transit and downtown. Potential fo re-designation to MU-1: Total Parcel Area: 21,342 ft2 - 3.7 FAR