



406 14 Street NW
Calgary, Alberta

MLS # A2242302

\$2,400,000



Division: Hillhurst
Type: Retail
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 2,781 sq.ft.
Zoning: C-COR2 f2.8h16

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.26 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

A prime commercial property with Brand New ROOF located on a busy, high-visibility street, ideal for investors seeking a reliable income stream and long-term growth. Situated on a 27.4m x 38.1m lot, great investment opportunity with redevelopment potential! Permitted uses include, but are not limited to, restaurant, healthcare, financial institution, convenience food store, fitness, veterinary clinic, and pet care services, making it a flexible investment in a thriving commercial corridor. Surrounded by successful businesses and constant traffic, this is a rare opportunity to secure a high-exposure, income-producing asset in a fast-growing area. Don't miss your chance to invest in a high-demand commercial corridor with built-in security and future potential.