

780-832-5880

cord@gpremax.com

## 2903 Centre Street NW Calgary, Alberta

MLS # A2257245



\$2,200,000

Division: Tuxedo Park

Type: Retail

Bus. Type: 
Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 2,100 sq.ft.

Zoning: C-COR2 f1.0h10

**Heating:** Addl. Cost: Natural Gas, Other Floors: **Based on Year:** Roof: **Utilities:** Tar/Gravel **Exterior:** Parking: Brick, Wood Frame Water: Lot Size: 0.29 Acre Sewer: Lot Feat: Back Lane, Corner Lot, Open Lot

Inclusions: N/A

Former 711 building (2100 sq ft) situated on a (12,572 Sq Ft) lot zoned (C-Cor2) with 120 ft frontage on Centre St by 105 Ft frontage on 28 Ave with a lane behind the building as well as a lane on the north side. Good solid building that qualifies for a multitude of commercial uses. There have been many building sites around this building that have been rezoned to M-U 1 or 2 with 3.5 to 5 FAR (Floor Area Ratio) and 30 to 42 meter building height.