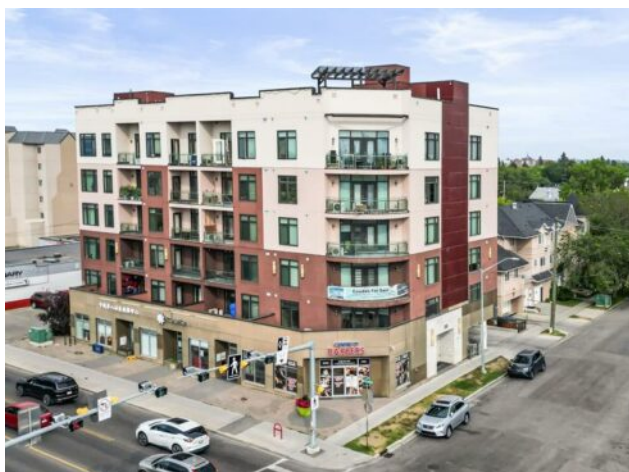


1406 Centre Street N
Calgary, Alberta

MLS # A2278065



\$1,200,000

Division: Tuxedo Park

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,476 sq.ft.

Zoning: C-COR1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.40 Acre

Sewer: -

Lot Feat: -

Inclusions: None

1406 Centre Street NE offers a well-located commercial property along Centre Street NE in Calgary, positioned within an established inner-city corridor with strong exposure and accessibility. This property provides an opportunity for office, retail, medical, or service-oriented commercial users seeking visibility along one of Calgary's primary north-south arterial routes. The building benefits from direct frontage on Centre Street NE, convenient access to public transit, and close proximity to surrounding residential neighbourhoods, retail services, and downtown Calgary. The space is suitable for a range of professional and commercial uses and offers functional layout flexibility to accommodate business operations. With strong traffic counts, transit connectivity, and an established commercial presence, 1406 Centre Street NE presents a practical opportunity for owner-users or tenants seeking Centre Street commercial space in Calgary's inner city, subject to zoning and municipal approvals.