

2, 1133 17 Avenue NW  
Calgary, Alberta

MLS # A2114168



## \$4,600,000

Division: Capitol Hill

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,820 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: 8 stoves/ovens, 8 Refrigerators, common area laundry (coin operated)

3 storey walk-up building with 10 separate titles comprised of 2 commercial units (main floor 3,452 sq. ft. occupied by Doctor lower level 2,000 sq. ft occupied by a Church) and 8 (2 bedroom) residential units, many have been upgraded (796 sq. ft. each). Site area is 11,948 square feet. There is 21 surface parking stalls on site. Excellent location across from SAIT and minutes to downtown. Perfect revenue property with multi-tenants. Phase I environmental completed in 2014. 2023 gross revenue \$260,000.00 1129-17th. Ave N.W. - (Units 101, 102, 103, 104, 201, 202, 203, 204) 1133-17th. Ave N.W. (Unit 1 lower level, Unit 2 Main floor) \*\* Potential to make building units into condos\*\*