

\$3,399,000 - 215-217 10 Street Nw, Calgary

MLS® #A2088342

\$3,399,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.26 Acres

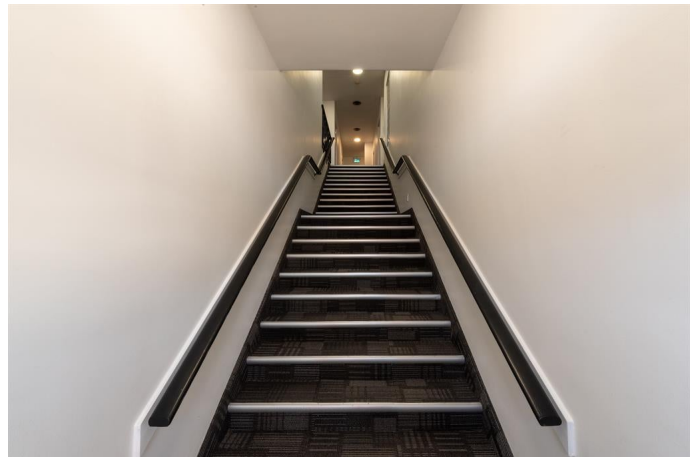
Hillhurst, Calgary, Alberta

Your chance to own in the heart of Kensington. Recently updated and retaining character, this 8,440 sq ft two-storey building sits on a 90'x125' lot (11,250 sq ft) and has attractive main-floor retail and upper level offices. Fully leased with six tenants on the second level, all with plenty of windows and many upgrades. Main floor entrance with walk-up access in the front and rear presents good visibility among the shops, boutiques and restaurants of Sunnyside and Hillhurst. Street-facing retail is comprised of two bays totaling 4,000 sq ft with an existing restaurant and retail store. 16 total surface parking stalls available, with additional metered street parking on 10 St NW and underground public lots nearby. Current DC zoning allows up to 45,000 sq ft buildable density, with uses based on C-COR1 zoning. Located near several new residential projects, including the Annex, LIDO, PIXEL, The Kensington, brand-new The Theodore, and recently announced Kenten luxury residences, this could be the buy-hold-develop opportunity you've been looking for.

Built in 1954

Essential Information

MLS® #	A2088342
Price	\$3,399,000
Sold Price	\$3,050,000



Bathrooms	0.00
Acres	0.26
Year Built	1954
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	215-217 10 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1V5

Amenities

Parking Spaces	16
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Interior

Heating	Forced Air, Natural Gas
Cooling	Partial

Exterior

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2023
Date Sold	July 22nd, 2024
Days on Market	278
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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