

\$2,650,000 - 1428 17 Avenue Sw, Calgary

MLS® #A2095065

\$2,650,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.22 Acres

Beltline, Calgary, Alberta

This property is available For LEASE or For SALE!!

Excellent opportunity to implement your own concept in this multi-level retail building on the vibrant intersection of 17th Avenue SW and 14th Street SW. This could be the future location for a multitude of potential retail businesses. Lots of exposure to both vehicular and foot traffic along both major corridors. The building covers four separate floors, including a main floor, second floor, basement, and a bonus 2,977 sq. ft. rooftop patio. The previous restaurant had a capacity for 253 people between the main and second floors with the rooftop creating space for another 110 occupants, totaling over 360 people.

The building was built in 2013 and has recently had over \$90,000 in upgrades. There are 2 separate kitchens, an elevator, 800-amp power, and a private loading bay. The property may be utilized as a restaurant OR has the potential to be repurposed to suit a variety of other retail opportunities.

Built in 2013

Essential Information

MLS® #	A2095065
Price	\$2,650,000
Sold Price	\$1,950,000
Bathrooms	0.00



Acres	1.22
Year Built	2013
Type	Commercial
Sub-Type	Retail
Status	Sold

Community Information

Address	1428 17 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0C3

Additional Information

Date Listed	November 24th, 2023
Date Sold	April 1st, 2024
Days on Market	128
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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