

\$889,000 - 2713 14 Street Sw, Calgary

MLS® #A2100888

\$889,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.09 Acres

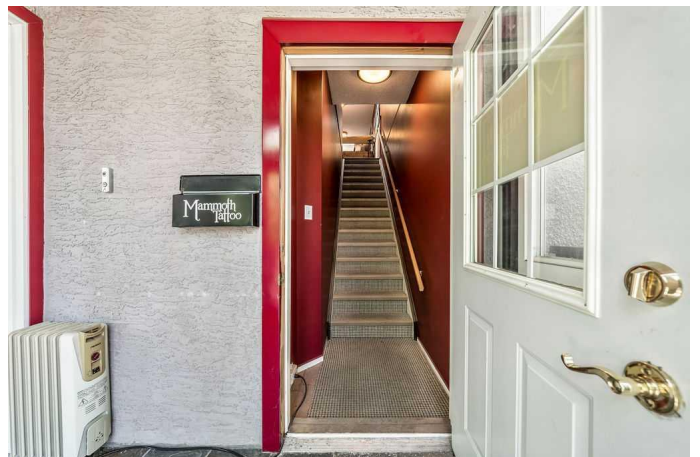
South Calgary, Calgary, Alberta

OFFICE - RETAIL - PROFESSIONAL SERVICES - An exceptional opportunity to **PURCHASE** a **CHARACTER COMMERCIAL** building in AN **EXCEPTIONAL** location with **AMPLE PARKING** and **EXCELLENT STREET EXPOSURE**. Located on the crest of 14th Street SW at the meeting points of South Calgary, Mount Royal, Bankview and Altadore. **OPPORTUNITIES ABOUND** for several commercial users looking to own their own space and also generate revenue from the current tenancy. The building is functionally demised into two uses. The main floor and basement comprised of administrative space, 4 offices, waiting area, two bathrooms, storage and kitchenette - currently acting as a law office, the floor plan is bright and open with charming period details, abundant glazing for comfort. The second floor and attic are currently leased by an established tenant (tattoo parlor) offering you an immediate source of income. Upstairs highlights include three private rooms, a full bathroom, a great balcony and more. **ONSITE PARKING, PYLON SIGN AND ABUNDANT STREET PARKING!**

Built in 1912

Essential Information

MLS® #	A2100888
Price	\$889,000



Sold Price	\$857,000
Bathrooms	0.00
Acres	0.09
Year Built	1912
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	2713 14 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T3V2

Additional Information

Date Listed	January 10th, 2024
Date Sold	March 13th, 2024
Days on Market	63
Zoning	C-COR1 f1.0h10
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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