

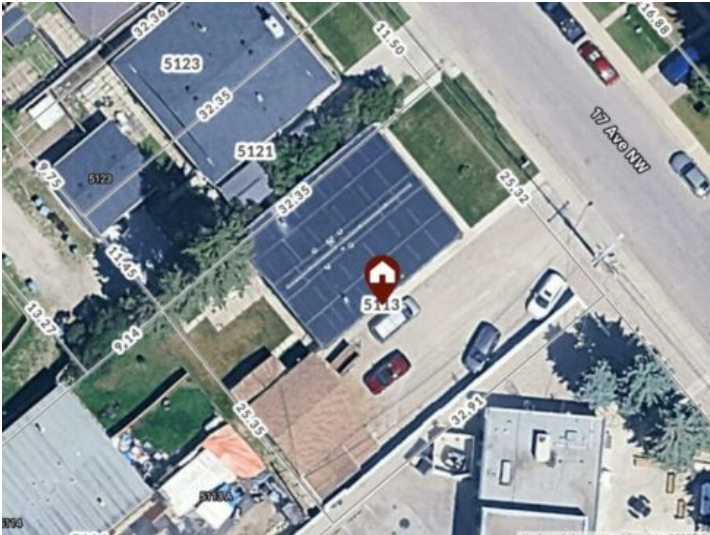


GRASSROOTS
REALTY GROUP

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5113 17 Avenue NW
Calgary, Alberta

MLS # A2232780



\$1,600,000

Division: Montgomery

Lot Size: 0.20 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Price reduced by \$200,000! This lot is 8890sqft +/- it lends itself to be a great redevelopment potential for up to 20 units with underground parking; This property has an estimated income of \$7000/month before expenses. Montgomery is a vibrant community that is changing; there are numerous new redevelopments throughout this community and still has a lot of growth potential due to the location; close to DT and all direct throughfares.