

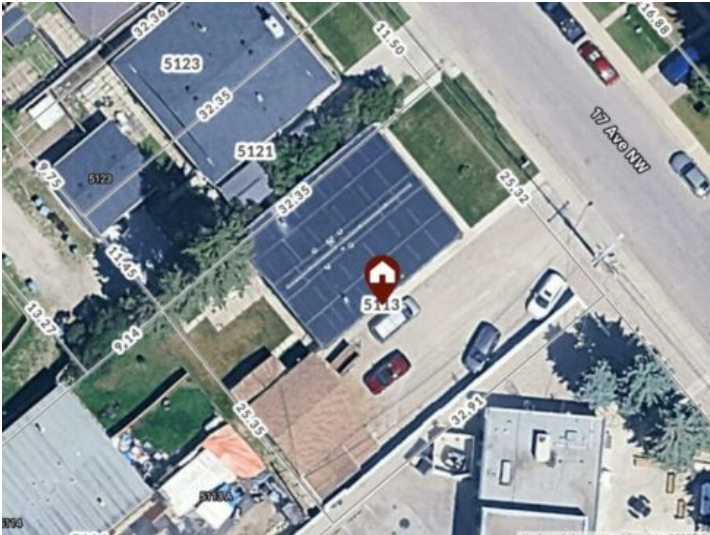


**GRASSROOTS**  
REALTY GROUP

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**5113 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2232780**



**\$1,800,000**

**Division:** Montgomery

**Lot Size:** 0.20 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-CG

**Water:** -

**Sewer:** -

**Utilities:** -

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.