



**GRASSROOTS**  
REALTY GROUP

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**1415 Nutana Place NW**  
**Calgary, Alberta**

**MLS # A2238170**



**\$4,500,000**

Division:	North Haven		
Type:	Commercial/Multi Family		
Style:	-		
Size:	12,800 sq.ft.	Age:	1967 (58 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.87 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** 16 refrigerators, 16 stoves, 1 dishwasher - built-in, 16 dryers, 16 washers

Amazing redevelopment opportunity on this corner lot (with rear access) 4x 4 plex property! Maximize the site's potential by possible re-zoning. North Haven is a mature community with excellent accessibility to parks, schools, shopping, the Winter Club and transit connections. Easy access to downtown and close to major roadways. Stable rental income from 16 3 bedroom 1 bath units. This is a great project with substantial opportunity!