



**GRASSROOTS**  
REALTY GROUP

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406 14 Street NW  
Calgary, Alberta

MLS # A2242302



**\$2,400,000**

Division: Hillhurst

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,781 sq.ft.

Zoning: C-COR2 f2.8h16

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.26 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

A prime commercial property with Brand New ROOF located on a busy, high-visibility street, ideal for investors seeking a reliable income stream and long-term growth. Situated on a 27.4m x 38.1m lot, great investment opportunity with redevelopment potential! Permitted uses include, but are not limited to, restaurant, healthcare, financial institution, convenience food store, fitness, veterinary clinic, and pet care services, making it a flexible investment in a thriving commercial corridor. Surrounded by successful businesses and constant traffic, this is a rare opportunity to secure a high-exposure, income-producing asset in a fast-growing area. Don't miss your chance to invest in a high-demand commercial corridor with built-in security and future potential.