



GRASSROOTS
REALTY GROUP

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**2713 Centre Street NW
Calgary, Alberta**

MLS # A2245937



\$1,100,000

Division: Tuxedo Park

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 890 sq.ft.

Zoning: C-COR2 f1.0h10

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.09 Acre

Lot Feat: -

PRIME COMMERCIAL OPPORTUNITY. Discover exceptional exposure and unparalleled convenience with the centrally located property along one of Calgary's busiest north-south corridors. Positioned in a lively mixed-use district, this asset offers **HIGH VISIBILITY & HEAVY TRAFFIC FLOW, MIXED USE ZONING, CONVENIENT ACCESS, PARKING, ADAPTABLE INTERIOR LAYOUT.** Perfect for Medical or wellness professionals, retail/showroom for specialty boutiques, and shared workspace concepts. This location gives you **HIGH VISIBILITY, ZONING FLEXIBILITY, WALK-IN TRAFFIC. EXCEPTIONAL REDEVELOPMENT POTENTIAL** if you demolish and build high-rise (up to 12 stories) ideal with Calgary's Municipal Development Plan, which supports intensification along primary transit corridors. Mixed use enables you to have ground floor retail/services, office or medical clinics and upper floor residential units. This is a **RARE REDEVELOPMENT OPPORTUNITY!!**