



**GRASSROOTS**  
REALTY GROUP

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**2903 Centre Street NW  
Calgary, Alberta**

**MLS # A2259394**



**\$35 per sq.ft.**

**Division:** Tuxedo Park

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,100 sq.ft.

**Zoning:** C-COR2 f1.0h10

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Tar/Gravel, Tile

**Exterior:** Mixed

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.29 Acre

**Lot Feat:** Corner Lot

Former 711 building (2100 sq ft) situated on a (12,572 Sq Ft) lot zoned (C-Cor2 ) with 120 ft frontage on Centre St by 105 Ft frontage on 28 Ave with a lane behind the building as well as a lane on the north side. Good solid building that qualifies for a multitude of commercial uses. Great access from Centre St 28 Ave and north Lane. Building dimensions are 70 by 30 or 2100 sq ft with the north end 300 sq ft is a storage /bath room & utility room, with the remaining 1800 sq ft wide open.