



GRASSROOTS
REALTY GROUP

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526 16 Avenue NW
Calgary, Alberta

MLS # A2273010



\$5,299,000

Division: Mount Pleasant

Type: Retail

Bus. Type: Retail

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,000 sq.ft.

Zoning: C-COR1 f4.0h24

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.51 Acre

Lot Feat: -

Investor & Developer Alert! An exceptional commercial redevelopment opportunity in one of Calgary's most strategic and high-exposure corridors. This 0.51-acre property features a 10,000+ sq ft commercial building and is ideally positioned along the TransCanada Highway, offering outstanding visibility and convenient access to major destinations including downtown, YYC Airport, Deerfoot Trail, SAIT, and the University of Calgary. Zoned C-COR1, with a generous 4.0 FAR and a permitted 37m building height under the North Hill Community Area Plan, this site presents significant potential for large-scale mixed-use development, including residential units, commercial retail, a vibrant strip mall, professional services, or medical-related uses. The existing building is a strong income producer, generating approximately \$240,000 in effective gross income annually with a \$100,000 NOI, making it an ideal holding property while planning your redevelopment. The lot offers ample on-site parking, high traffic exposure, and a prime location that supports long-term value. This is a rare chance to secure a high-potential redevelopment site in a central, rapidly evolving Calgary corridor. Don't miss this exceptional opportunity! (Conceptual drawings are for illustrative purposes only.)