



234 17 Avenue SE
Calgary, Alberta

MLS # A2274351



\$2,400,000

Division:	Beltline
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,325 sq.ft.
Zoning:	CC-X

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.07 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	NONE		

LOCATION! LOCATION! Next to the New BMO Centre on 17th Ave!!! LAND SIZE IS 2900 SQ FT. The basement is completely rebuilt and has residential and commercial components. The 195 sq ft is residential (TAX DESIGNATION) the balance of close to 1000 sq ft is business use designation. This building and land could be a part of a large land assembly. This solid building has a 4-bedroom suite upstairs and a full basement. Former LION'S DEN RESTAURANT. Ideal for many uses. The building could be repurposed or used as a restaurant, coffee shop, fast food outlet, or pizza shop, etc. The commercial use measurement is 2325 sq ft, and the residential measurement (4-bed area) upstairs is 1598 sq ft. TOTAL ABOVE GROUND IS 3923 SQ/FT. Plus basement. The location is a few steps away from the "BMO" Centre, the Stampede Grounds, the newly proposed 1.4 BILLION DOLLAR Truman Hotel project, and other proposed developments.