



GRASSROOTS
REALTY GROUP

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1602-1610 14 Street SW
Calgary, Alberta

MLS # A2275843



\$2,990,000

Division:	Beltline
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,929 sq.ft.
Zoning:	CC-COR

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.14 Acre
Lot Feat:	-

Can be sold together with A2275942 Prime 14th Street SW location just steps from 17th Avenue SW, this highly visible ±3,929 SF corner investment property offers exceptional exposure and is well suited to attract strong retail and service-oriented tenants. Situated on a 0.14-acre site with 6 on-site parking stalls and a patio, the property offers at an attractive 5.95% cap rate, presenting a compelling opportunity for investors. Zoned CC-COR (Commercial Corridor), the site permits commercial or mixed-use development with mandatory street-level retail and the potential for residential or office uses above, providing future redevelopment flexibility. The property benefits from consistent foot traffic spillover from Calgary's premier shopping and entertainment corridor, ensuring strong tenant demand. Set within a walkable, transit-friendly urban environment and surrounded by dense residential, popular restaurants, and boutique retailers, this asset is supported by ongoing growth and redevelopment along 17th Avenue and vibrant year-round activity, making it a stable investment with meaningful value-add potential.