



GRASSROOTS
REALTY GROUP

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**1424 17 Avenue SW
Calgary, Alberta**

MLS # A2275942



\$2,500,000

Division: Beltline

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,242 sq.ft.

Zoning: CC-COR

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Can be sold together with A2275843 Rare opportunity to acquire a character building with a strong tenant covenant and premium retrofit improvements already in place, offering ±4,242 SF across the main floor, mezzanine, and basement, plus front and rear patios, the property offers at an attractive 5.19% cap rate, presenting a compelling opportunity for investors. Ideally positioned along 17th Avenue SW—Calgary’s premier shopping, dining, and entertainment corridor—this property delivers exceptional visibility and foot traffic, surrounded by top restaurants, boutiques, patios, and vibrant nightlife. 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, making it a compelling asset in a highly walkable, transit-accessible location within one of the city’s most desirable and active urban communities.