



**2116 14 Street NW  
Calgary, Alberta**

**MLS # A2284159**

**\$1,380,000**



**Division:** Capitol Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,675 sq.ft.

**Zoning:** C-COR2

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat Torch Membrane

**Utilities:** -

**Exterior:** Brick, Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 0.12 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

This Commercial-Corridor 2 (C-COR2) zoned two-storey retail building presents a prime investment opportunity in Capitol Hill, strategically positioned along 14th Street and 21st Ave. Situated on a 5,000+ sq. ft. lot, the 4,600+ sq. ft. building, plus a 2,300 sq. ft. basement, accommodates a diverse tenant mix, including a liquor store, music school, coffee machine repair shop, and hair salon, providing a stable income stream with a 2025 city assessment of \$1.46 M. The property features eight dedicated parking stalls and underwent electrical upgrades in 2022. With significant redevelopment potential, including the possibility of rezoning for a taller mixed-use development, this high-exposure, high-traffic location offers a compelling opportunity for investors seeking both immediate returns and long-term appreciation. The property may be sold together with the adjacent commercial-zoned (C-COR2) parcel (1435 21 Ave NW), offering additional & greater potential. Please DO NOT approach the tenants without a viewing appointment.