



GRASSROOTS
REALTY GROUP

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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

Floors: -

Roof: Flat Torch Membrane

Exterior: Brick, Wood Frame

Water: -

Sewer: -

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.12 Acre

Lot Feat: -

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.