



GRASSROOTS
REALTY GROUP

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1435 21 Avenue NW
Calgary, Alberta

MLS # A2284415



\$749,900

Division: Capitol Hill

Lot Size: 0.12 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: C-COR2 f1.0 h10

Water: -

Sewer: -

Utilities: -

Rare opportunity for an investor or builder to own a commercially zoned lot in Capitol Hill! Prime 42 ft \times 120 ft site with C-COR2 zoning, offering strong redevelopment or commercial potential. Property is being sold for land value only; the existing building is rented and sold "as is, where is." Excellent visibility just steps from the Capitol Hill Community Centre, with easy access to 14 Street and the Trans-Canada Highway. Walking distance to Confederation Park, North Hill Shopping Centre, SAIT, Alberta University of the Arts, and Jubilee Auditorium. The property may be sold together with the adjacent retail building (MLS # A2284159).