

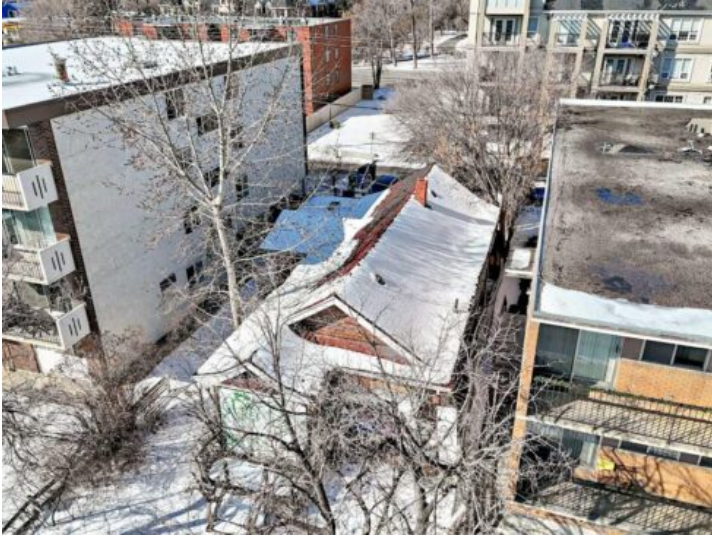


GRASSROOTS
REALTY GROUP

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629 9A Street NW
Calgary, Alberta

MLS # A2296027



\$799,000

Division: Sunnyside

Lot Size: 0.10 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: M-C2

Water: -

Sewer: -

Utilities: -

Prime commercial M-C2 lot ideal for multi family development, 37 feet by 120 feet sitting between two apartment buildings and fronting onto the LRT tracks. This lot is steps away from Sunnyside LRT station, easy walking distance to Sait, Kensington and Sunnyside, Riley Park, and into downtown and the river, great walkable location. This sits smack in the middle of one of the BEST rentable areas in the city because of its location. M-C2 zoning allows for multi residential dwellings of varying heights, density and front setback area so really just use your imagination to figure out what you would like to do with this property. This could be a primo rental opportunity and or a use a trendy residential condos . PRICE IS RIGHT