



1912, 1916 , 1924 37 Street SW  
Calgary, Alberta

MLS # A2096683



**\$6,990,000**

Division: Killarney/Glengarry

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 15,678 sq.ft.

Zoning: MU-2 f5.0h26

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Brick

Parking: -

Water: -

Lot Size: 0.21 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Amazing Investment Opportunity in Killarney! Owned by the same family for 40+ years, opportunities like this are rare! Located on the corner of 17th Ave & 37 St SW, this massive land assembly is the perfect location for re-development. This parcel of land includes 4 titled properties: 3717 17 Ave SW & 1912, 1976 & 1924 37 St SW. At 290' x 120' the total available lot size is 34,800 ft. An income generator, all units are fully leased, many are long time tenants with approx \$36,000 GMI. The property is comprised of 2 strip malls (MU-2 F5.0h26) and a 2 unit residential property (MU-2 F3.0h16) and currently allows for a potential of 162,000 sq ft of new development. The #2 Bus stops directly in front with excellent foot traffic and passenger vehicle exposure. Minutes to Westbrook Mall, Killarney Aquatic Centre and easy access to downtown make this a great location for a mixed use residential development.