



GRASSROOTS
REALTY GROUP

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**1804 1st Street NW
Calgary, Alberta**

MLS # A2168531



\$3,390,000

Division: Tuxedo Park

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: The Kelly Block

Bus. Name: -

Size: 8,090 sq.ft.

Zoning: Commercial-Community 2 Di

Heating: Boiler, Natural Gas

Floors: -

Roof: Flat, See Remarks

Exterior: Brick, Concrete, See Remarks, Wood Frame

Water: Public

Sewer: Public Sewer

Inclusions: All goods that are attached to the building that belong to the Property owner shall be included in sale.

Addl. Cost: -

Based on Year: -

Utilities: Natural Gas Connected

Parking: -

Lot Size: 0.12 Acre

Lot Feat: Level

Investment Opportunity. The property features 8 tenants on triple net leases with attractive term balances. Tenant mix is street front retail with professional & personal service uses on the 2nd level. The Kelly Block is located in the busy commercial district of Tuxedo Park in central NW Calgary. The property is a 2-storey brick building constructed in 1912, blending historic appeal & modern functionality. It has undergone substantial renovations and is well maintained. The location offers visibility & easy access to major roads & public transportation. Qualified interested parties may receive access to a data room upon registration and signing of a confidentiality agreement.