



GRASSROOTS
REALTY GROUP

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109 14 Street NW
Calgary, Alberta

MLS # A2180833



\$22 per sq.ft.

Division: West Hillhurst

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,411 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.12 Acre

Sewer: -

Lot Feat: -

Inclusions: .

Prime 2411sf free-standing character building located on busy 14 St in the vibrant Kensington district. Perfect for retail, office, or live/work space! Features an open-concept layout across two levels, with 1.5 bathrooms. The unfinished basement(1306SF) offers additional storage space and a separate rear entrance. Parking available at both the front and rear of the property. Zoned C-COR2, with a variety of permitted uses including: accessory food and liquor service, catering, convenience store, financial institution, fitness centre, healthcare service, home-based child care, museum, office, pet care, retail, restaurant, and more. Discretionary uses also include: restaurant, artist's studio, brewery, cannabis store, cinema, hotel, outdoor cafe, and many others. Available now!