



**GRASSROOTS**  
REALTY GROUP

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2, 1133 17 Avenue NW  
Calgary, Alberta

MLS # A2184464



**\$3,500,000**

**Division:** Capitol Hill

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 105,702 sq.ft.

**Zoning:** DC

**Heating:** Baseboard, Boiler, Combination, See Remarks

**Floors:** -

**Roof:** Asphalt/Gravel

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** 8 refrigerators, 8 electric stoves,

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

This three-story building, situated on an 11,948-square-foot lot, holds 10 distinct titles. It encompasses two commercial units: a 3,452 sq. ft. main floor space currently vacant for multi-purpose potential, and a 2,000 sq. ft. lower level space occupied by a church. Additionally, the property boasts 8 upgraded two-bedroom residential units, each with an area of 796 sq. ft. With 21 exterior ground-level parking stalls. This property is ideally located across from SAIT and mere minutes from downtown, making it a prime revenue-generating asset with diverse tenants. A Phase I environmental assessment was completed in 2014, and the property achieved a gross revenue of \$260,000 in 2023. There is also potential to convert the building units into a condominium. There are 10 separate titles for units 1 and 2 and also apartments units 101-104 and 201-204 for the apartments.