



GRASSROOTS
REALTY GROUP

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**1914 & 1918 Centre Street NE
Calgary, Alberta**

MLS # A2190360



\$3,250,000

Division: Tuxedo Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,627 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.31 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Extremely Rare Inner-City commercial and residential Mixed use land. High visibility facing Centre ST corner lot with back lane with a total of 13,627 Square Feet. Currently Zoned to build up to 4 stories (12 meters) high with FAR 2 for commercial or 48 unit apartment building. City of Calgary Local Area Plan allows building up to 12 stories with Re-Zoning. Close to Safeway, restaurants and shops. Just steps to many public transit options and future Green Line LRT train station. Also great for long-term investment with higher potential for appreciation in the best area of the city. Don't miss this rare opportunity and don't delay. Small Bungalow on currently sits on the Site with 4 bedrooms and 2 bathrooms. Contact for more details.