

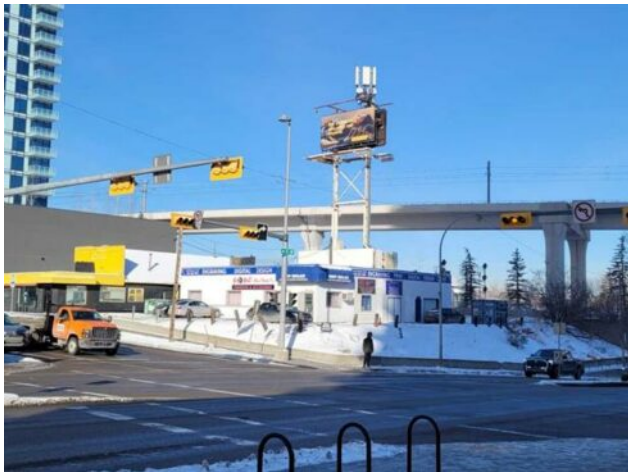


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1502 10 Avenue SW**  
**Calgary, Alberta**

**MLS # A2195396**



**\$2,250,000**

**Division:** Sunalta  
**Type:** Retail  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 3,154 sq.ft.  
**Zoning:** Commercial

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Location has high exposure on 14 street. Ideal location for Retail Store or Future Redevelopment or holding property with revenue. The property has revenue leases for the Cell Tower and Pattison Billboard sign. The lot is rectangle and with just over 9500 square feet. The building is just over 3200 square feet. Currently the building is operating as a retail outlet and print shop. Pre application has been started giving opportunity to a 10 storey building with retail on main floor and apartment suites on the upper floors. The site currently has in three revenue streams ... Cell tower, Billboard and potential for building Lease.