



GRASSROOTS
REALTY GROUP

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128 16 Avenue NE
Calgary, Alberta

MLS # A2198091



\$838,000

Division: Tuxedo Park

Lot Size: 0.12 Acre

Lot Feat: Rectangular Lot

By Town: -

LLD: -

Zoning: C-COR1

Water: Public

Sewer: Sewer

Utilities: Sewer, Water

This is a rare opportunity to acquire C-COR1 f6 h38 commercial vacant land in a prime location, facing 16 Ave NW and directly across from the potential future Green Line LRT station. This high-visibility site offers 5,382 SF of land with a maximum buildable area of 32,292 SF (F.A.R. 6) and allows for a building height of up to 38m (12 floors). The property benefits from exceptional exposure to heavy traffic on 16 Ave NW and convenient public transit access from both Centre St and 16 Ave. This site offers excellent development potential, with possible future uses including a medical clinic (family practice, dental, or specialists), retail store, professional office, restaurant, veterinary clinic, or convenience store. Whether you are an investor, developer, or business owner, this is an ideal location for growth and long-term success in one of the city's most rapidly expanding corridors. Don't miss out on this outstanding investment opportunity—contact us today for more details!