

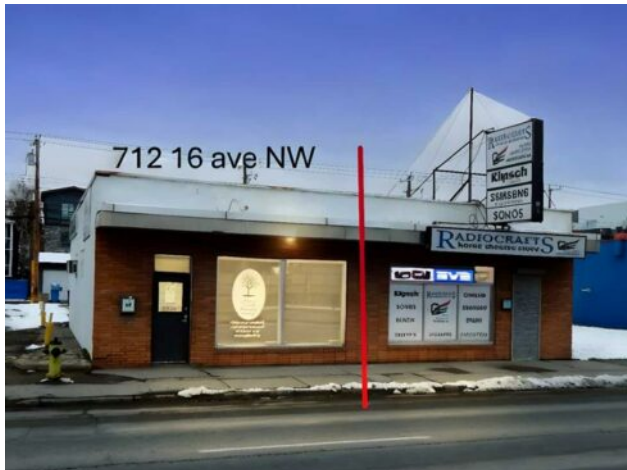


**GRASSROOTS**  
REALTY GROUP

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**712 16 Avenue NW**  
**Calgary, Alberta**

**MLS # A2208163**



**\$598,900**

**Division:** Mount Pleasant

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 924 sq.ft.

**Zoning:** C-COR1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.12 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

An exceptional opportunity to own a versatile commercial property on one of Calgary's busiest corridors—16 Avenue NW. With no use restrictions, this prime space 928 sqf with unfinished basement for storage is perfectly suited for a retail business, professional office . or non-profit organization. Benefit from maximum exposure along a major arterial route that sees between 25,000 to 50,000 vehicles per day, offering unmatched visibility and constant foot and vehicle traffic. The property enjoys easy access from key roadways, making it convenient for clients, staff, and deliveries. Whether you're an investor or an owner-occupier ready to grow your business, this high-traffic, high-potential location is a strategic asset. Don't miss your chance to secure a spot in this thriving northwest Calgary hub—opportunities like this are rare.