


406 14 Street NW
Calgary, Alberta

MLS # A2242302



\$2,500,000



Division:	Hillhurst		
Type:	Retail		
Bus. Type:	-		
Sale/Lease:	For Sale		
Bldg. Name:	-		
Bus. Name:	-		
Size:	2,781 sq.ft.		
Zoning:	C-COR2 f2.8h16		
Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.26 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

A prime commercial property located on a busy, high-visibility street, ideal for investors seeking a reliable income stream and long-term growth. Situated on a 27.4m x 38.1m lot, great investment oppotunity with redevelopment potential! Permitted uses include, but are not limited to, restaurant, healthcare, financial institution, convenience food store, fitness, veterinary clinic, and pet care services, making it a flexible investment in a thriving commercial corridor. Surrounded by successful businesses and constant traffic, this is a rare opportunity to secure a high-exposure, income-producing asset in a fast-growing area. Don’t miss your chance to invest in a high-demand commercial corridor with built-in security and future potential.