

**1912, 1916 , 1924 37 Street SW  
Calgary, Alberta**

**MLS # A2096683**



**\$6,990,000**

**Division:** Killarney/Glengarry

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 15,678 sq.ft.

**Zoning:** MU-2 f5.0h26

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Brick

**Parking:** -

**Water:** -

**Lot Size:** 0.21 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Amazing Investment Opportunity in Killarney! Owned by the same family for 40+ years, opportunities like this are rare! Located on the corner of 17th Ave & 37 St SW, this massive land assembly is the perfect location for re-development. This parcel of land includes 4 titled properties: 3717 17 Ave SW & 1912, 1976 & 1924 37 St SW. At 290' x 120' the total available lot size is 34,800 ft. An income generator, all units are fully leased, many are long time tenants with approx \$36,000 GMI. The property is comprised of 2 strip malls (MU-2 F5.0h26) and a 2 unit residential property (MU-2 F3.0h16) and currently allows for a potential of 162,000 sq ft of new development. The #2 Bus stops directly in front with excellent foot traffic and passenger vehicle exposure. Minutes to Westbrook Mall, Killarney Aquatic Centre and easy access to downtown make this a great location for a mixed use residential development.