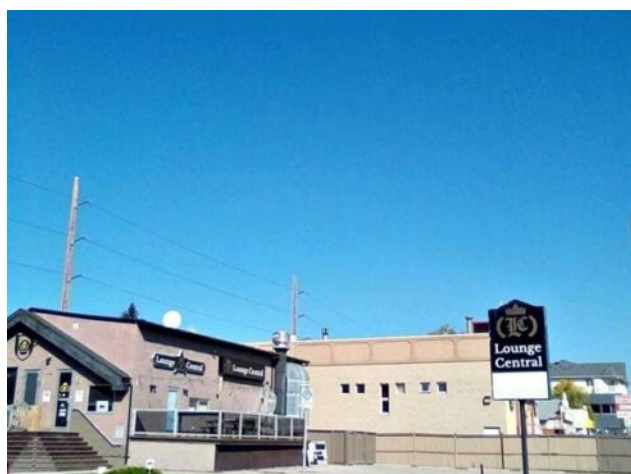


**108 17 Avenue NW
Calgary, Alberta****MLS # A2174959****\$2,250,000****Division:** Tuxedo Park**Type:** Retail**Bus. Type:** Restaurant ,Retail**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 2,000 sq.ft.**Zoning:** C-COR2**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

With an exploding Calgary population and demographic that is growing exponentially, here is an opportunity to own a rare commercial retail property with land! Highly centralized and located near the busy 16 Ave NW traffic and Centre Street, this beautiful corner lot not only boasts its redevelopment potential, it is also part of the ongoing and complete makeover of the 16 Ave landscape. Additionally, it is inside the city transit LRT expansion projects as well as walking distance from the Bus Rapid Transit. Zoned for Commercial Corridor 2 (C-COR2 f3.0h20) with an approx. 9376 sq ft footprint. The building is a purpose built, fully fixtured restaurant that effectively maximizes the combined 3800 Sqft usable space. Comes with a total of 14+ parking spaces making this high in demand retail restaurant location that various franchises have inquired about. Whether you are looking for investment hold or owner-user, take advantage of this perfect opportunity in the current economic conditions and interest rates coming down. Owner is retiring and priced to sell.