

**2620 Centre Street NE
Calgary, Alberta****MLS # A2201816****\$2,650,000****Division:** Tuxedo Park**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 11,000 sq.ft.**Zoning:** MU-2**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.25 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** n/a

Prime Development Opportunity – 0.25 Acre Lot on Centre Street North An exceptional investment opportunity in the heart of Calgary! This rare 0.25-acre lot is ideally positioned just 6 minutes from downtown, offering unparalleled access to the city's core. With high-density mixed-use zoning, this site is primed for a future development featuring main-floor retail and upper-level residential units—perfect for capitalizing on Calgary's growing demand for centrally located commercial and residential spaces. Centre Street North is a rapidly evolving corridor with increasing foot traffic, strong retail potential, and seamless connectivity to transit and major roadways. As Calgary continues to expand, this location offers investors and developers a strategic advantage in a high-demand market. Don't miss the chance to bring a visionary project to this thriving urban hub. Inquire today to explore the potential of this prime development site!