

# \$2,250,000 - 108 17 Avenue Nw, Calgary

---

MLS® #A2174959

**\$2,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Tuxedo Park, Calgary, Alberta

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.

Built in 1979

## Essential Information

MLS® #	A2174959
Price	\$2,250,000



Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	108 17 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0M6

### Additional Information

Date Listed	October 23rd, 2024
Days on Market	299
Zoning	C-COR2

### Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.