

# \$1,490,000 - 2116 14 Street Nw, Calgary

MLS® #A2202528

**\$1,490,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.12 Acres

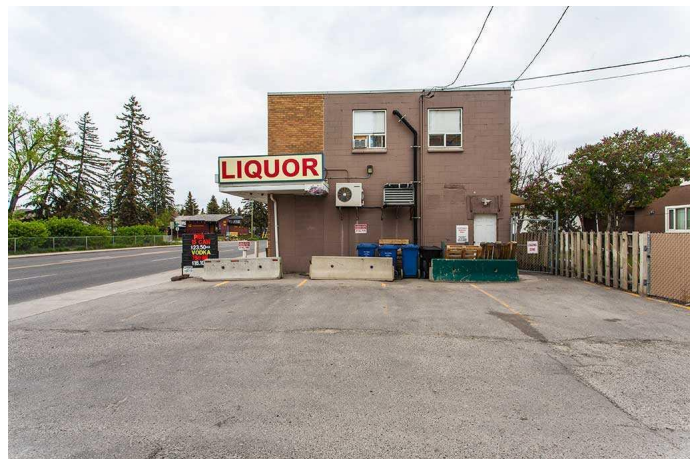
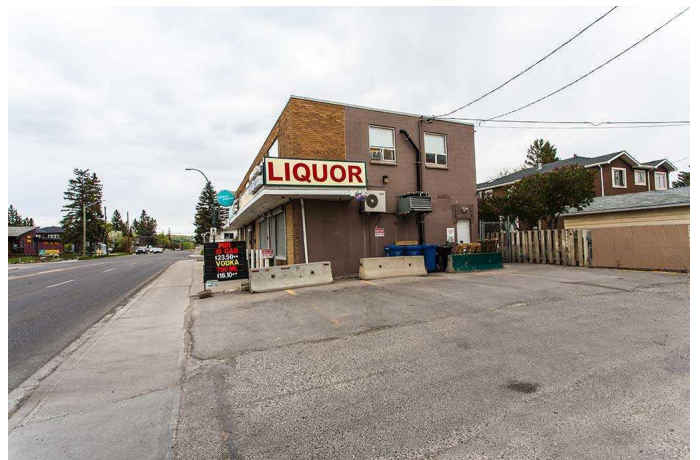
Capitol Hill, Calgary, Alberta

This Commercial-Corridor 2 (C-COR2) zoned property presents a prime investment opportunity in Capitol Hill, strategically positioned along 14th Street and Highway 1 (16th Ave). Situated on a 5,000+ sq. ft. lot, the 4,600+ sq. ft. building, plus a 2,300 sq. ft. basement, accommodates a diverse tenant mix, including a liquor store, music school, coffee machine shop, and hair salon, providing a stable income stream with a 2025 city assessment of \$1.46 M. The property features eight dedicated parking stalls and underwent electrical upgrades in 2022. With significant redevelopment potential, including the possibility of rezoning for a taller mixed-use development, this high-exposure, high-traffic location offers a compelling opportunity for investors seeking both immediate returns and long-term appreciation. Please don't approach the tenants.

## Essential Information

MLS® #	A2202528
Price	\$1,490,000
Bathrooms	0.00
Acres	0.12
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information



Address	2116 14 Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3N5

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	156
Zoning	C-COR2

### **Listing Details**

Listing Office	CIR Realty
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