

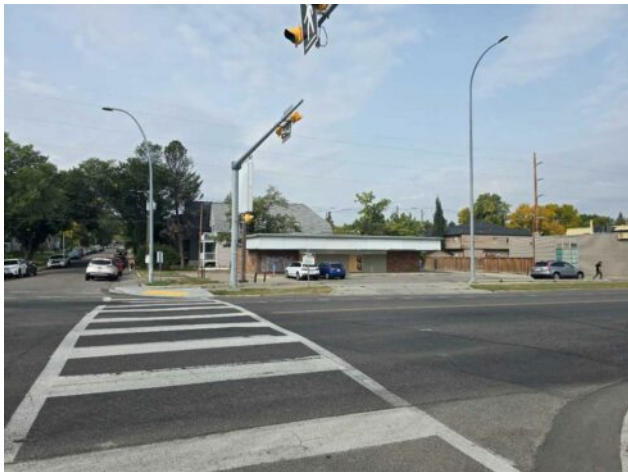


**GRASSROOTS**  
REALTY GROUP

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**2903 Centre Street NW**  
**Calgary, Alberta**

**MLS # A2257245**



**\$2,200,000**

**Division:** Tuxedo Park

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,100 sq.ft.

**Zoning:** C-COR2 f1.0h10

**Heating:** Natural Gas, Other

**Floors:** -

**Roof:** Tar/Gravel

**Exterior:** Brick, Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.29 Acre

**Lot Feat:** Back Lane, Corner Lot, Open Lot

Former 711 building (2100 sq ft) situated on a (C-Cor2 )zoned lot with 120 frontage on Centre St by 105 Ft frontage on 28 Ave with a lane behind the building as well as a lane on the north side. Good solid building that qualifies for a multiuse commercial uses. There have been many sites around this building that have been rezoned to M-U 1 or 2 with 3.5 to 5 FAR and 30 to 40 meter height.