



GRASSROOTS
REALTY GROUP

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2116 14 Street NW
Calgary, Alberta

MLS # A2284159



\$1,380,000

Division: Capitol Hill

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,675 sq.ft.

Zoning: C-COR2

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat Torch Membrane

Exterior: Brick, Other

Water: -

Sewer: -

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.12 Acre

Lot Feat: -

This Commercial-Corridor 2 (C-COR2) zoned two-storey retail building presents a prime investment opportunity in Capitol Hill, strategically positioned along 14th Street and 21st 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 repair shop, and hair salon, providing a stable income stream with a 2026 city assessment of \$1.56 M. Concrete block walls offer enhanced durability and structural strength. 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. The property may be sold together with the adjacent commercial-zoned(C-COR2) parcel (MLS # A2284415) , offering additional & greater potential. Please DO NOT approach the tenants without a viewing appointment.