

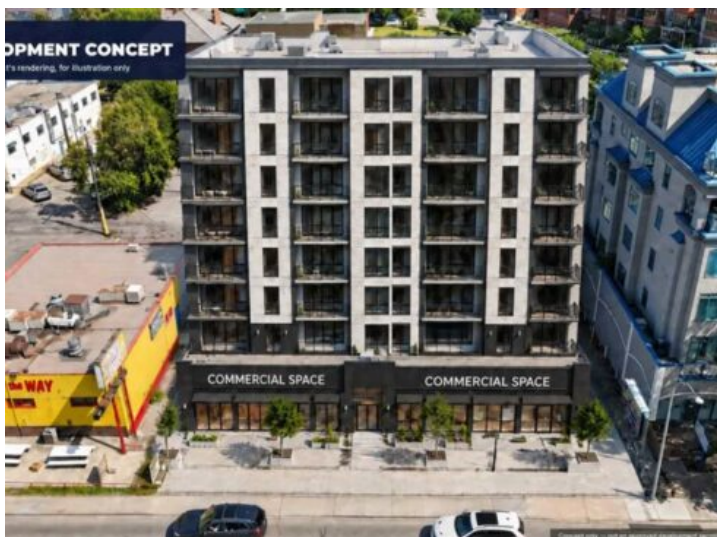


GRASSROOTS
REALTY GROUP

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20 14 Street NW
Calgary, Alberta

MLS # A2348030



\$2,850,000

Division: Hillhurst

Lot Size: 0.03 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: C-COR2

Water: -

Sewer: -

Utilities: -

Attention builders, developers and investors! A rare inner-city land opportunity in Calgary's sought-after Hillhurst/Kensington area. 20 14 Street NW offers approximately 12,000 sq. ft. across four lots, with approximately 100 ft. of frontage on 14 Street NW, 120 ft. of depth and a 20 ft. rear lane. This prominent C-COR3-zoned site combines existing rental income with future redevelopment potential. The approximately 2,100 sq. ft. single-storey commercial building is currently tenanted by a restaurant and a liquor store, with 16 surface parking stalls, providing holding income while you plan your next project. An illustrative concept envisions a six-storey mixed-use building with ground-floor commercial space and residential units above. Buyers may also explore additional height and density through a land-use redesignation, subject to City approval; no increased development entitlement is represented or guaranteed. An opportunity to secure a well-positioned parcel in an established inner-city community for investment or future development. The concept is not approved, and all redevelopment is subject to applicable planning requirements, approvals and feasibility. Due diligence materials are available to qualified purchasers. Please do not disturb tenants. Viewings by appointment only. Buyers to independently verify all measurements, zoning and development potential.