



**GRASSROOTS**  
REALTY GROUP

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**526 16 Avenue NW**  
**Calgary, Alberta**

**MLS # A2062019**



**\$5,490,000**

**Division:** Mount Pleasant

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,696 sq.ft.

**Zoning:** C-COR1 f5.0h37

**Heating:** Standard, Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt/Gravel

**Exterior:** Other

**Water:** -

**Sewer:** -

**Inclusions:** none

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.51 Acre

**Lot Feat:** -

Price Reduced! Introducing a versatile commercial property offering endless possibilities, now available at a reduced price! With over 0.5 acres of land and a spacious 10,000+ sq ft building, this income-producing asset sits prominently along Calgary's TransCanada Hwy, offering unparalleled visibility. Its strategic location near downtown, the airport, Deerfoot highway, SAIT, and the University of Calgary makes it an ideal candidate for redevelopment into either a cutting-edge medical clinic or a vibrant strip mall. Zoned for C-cor 2 and boasting a 5.0 FAR, with a maximum height of 37 meters, this property provides ample room for expansion and innovation. Priced attractively at approximately \$52.00 per buildable square foot, it presents an enticing investment opportunity. With an effective gross income of \$230,000 annually and a NOI of \$100,000 annually, developers and investors will find this property highly appealing. Whether envisioning a state-of-the-art medical facility catering to the community's healthcare needs or a dynamic strip mall bustling with shops and services, this property offers the ideal canvas. And with ample parking spaces available, convenience is assured for visitors and tenants alike. Don't miss out on the chance to bring your vision to life in one of Calgary's most promising locations! (Please note: The conceptual sketch provided is for illustrative purposes only.)