



GRASSROOTS
REALTY GROUP

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1804 1st Street NW
Calgary, Alberta

MLS # A2168531



\$3,390,000

Division:	Tuxedo Park
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	The Kelly Block
Bus. Name:	-
Size:	8,090 sq.ft.
Zoning:	Commercial-Community 2 Di

Heating:	Boiler, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat, See Remarks	Utilities:	Natural Gas Connected
Exterior:	Brick, Concrete, See Remarks, Wood Frame	Parking:	-
Water:	Public	Lot Size:	0.12 Acre
Sewer:	Public Sewer	Lot Feat:	Level
Inclusions:	All goods that are attached to the building that belong to the Property owner shall be included in sale.		

Investment Opportunity. The property features 8 tenants on triple net leases with attractive term balances. Tenant mix is street front retail with professional & personal service uses on the 2nd level. The Kelly Block is located in the busy commercial district of Tuxedo Park in central NW Calgary. The property is a 2-storey brick building constructed in 1912, blending historic appeal & modern functionality. It has undergone substantial renovations and is well maintained. The location offers visibility & easy access to major roads & public transportation. Qualified interested parties may receive access to a data room upon registration and signing of a confidentiality agreement.