



GRASSROOTS
REALTY GROUP

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2116 14 Street NW
Calgary, Alberta

MLS # A2202528

\$1,490,000



Division: Capitol Hill

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,675 sq.ft.

Zoning: C-COR2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.12 Acre

Sewer: -

Lot Feat: -

Inclusions: Non

This Commercial-Corridor 2 (C-COR2) zoned property presents a prime investment opportunity in Capitol Hill, strategically positioned along 14th Street and Highway 1 (16th 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 shop, and hair salon, providing a stable income stream with a 2025 city assessment of \$1.46 M. 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. Please don't approach the tenants.