



**GRASSROOTS**  
REALTY GROUP

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**207 14 Street NW**  
**Calgary, Alberta**

**MLS # A2210469**



**\$1,700,000**

**Division:** Hillhurst

**Type:** Office

**Bus. Type:** Other

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 57,447 sq.ft.

**Zoning:** C-COR2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Concrete

**Parking:** -

**Water:** -

**Lot Size:** 0.13 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Great Location! Right on Busy Street of 14 st NW in Great Kensington. This building is in excellent shape with 10 parking stalls in the back. Spacious 30 stall pay parking on the south side of this building. Well maintenance. Main floor with 2425 sqft fully rented see agent remark for more information and second floor with 2912 sqft current currently with a signed lease until August 15 2029. Good investment property!