

234 17 Avenue SE
Calgary, Alberta

MLS # A2274351



\$2,400,000

Division:	Beltline
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,325 sq.ft.
Zoning:	CC-X

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.07 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	NONE		

LOCATION! LOCATION! Next to the New BMO Centre on 17th Ave!!! This building and land could be a part of a large land assembly. This solid building has a 4-bedroom suite upstairs and a full basement. Former LION'S DEN RESTAURANT. Ideal for many uses. The building could be repurposed or used as a restaurant, coffee shop, fast food outlet, or pizza shop, etc. The commercial use measurement is 2325 sq ft, and the residential measurement (4-bed area) upstairs is 1598 sq ft. The location is a few steps away from the "BMO" Centre, the Stampede Grounds, the newly proposed 1.4 BILLION DOLLAR Truman Hotel project, and other proposed developments.