

**2415 Centre Street NW**  
**Calgary, Alberta**

**MLS # A2209411**



**\$875,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	1948 (77 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** NONE

Commercial lot Direct Control land use can redevelop up to 4 storey's high, and or option units with secondry suites. Option to build twice the sq ft of land for a building sq ft (FAR-floor ratio area.) Commercial and commercial mix use. With city's permission, existing house can be used for different types of permitted(uses) with parking at the back. Property also features a single detached garage. An excellent property to hold and/or redevelop. The House is currently a residential rental property. Fantastic location location on Centre Street busy hub, Call for Details.