

\$2,500,000 - 1501 1 Street Se, Calgary

MLS® #A2118801

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.08 Acres

Beltline, Calgary, Alberta

Great Opportunities! Future Mixed-Use Development Site on Corner Location with Interim holding Income. Corner Lot of Prime location, steps to stampede grounds, BMO centre, 17th avenue shops and restaurants, transit and casino. CC-MHX ZONING ALLOWS FOR 3 TIMES SITE COVERAGE WITH NO LIMITATION ON BUILDING HEIGHT. This freestanding retail building located on a corner lot (1st street South bound Macleod Trail) and 15th Ave SE in the heart of Victoria Park. The existing building is 2,132 SF WITH 7 parking stalls. There is potential to build high rise and low rise building if unified with neighbor's vacant lot. Pls. see the photos for 2 possible developments options.

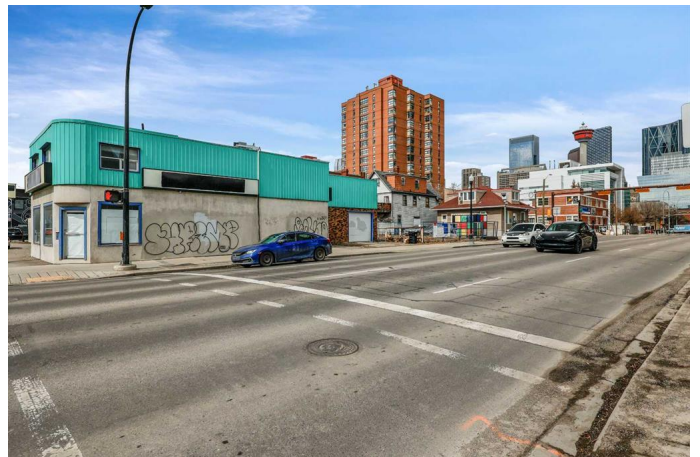
NEW UPDATES:

This building has been fully renovated to professional SPA with many upgrades. 3 professional rooms added in the main floor with brand new gorgeous shower, new flooring, new furnace and new heat water tank. This brings nice business income.

Built in 1912

Essential Information

| | |
|------------|-------------|
| MLS® # | A2118801 |
| Price | \$2,500,000 |
| Bathrooms | 0.00 |
| Acres | 0.08 |
| Year Built | 1912 |



| | |
|----------|------------|
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 1501 1 Street Se |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 2J4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 7 |
|----------------|---|

Exterior

| | |
|-----------------|------------|
| Lot Description | Corner Lot |
|-----------------|------------|

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 29th, 2024 |
| Days on Market | 492 |
| Zoning | CC-X |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
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