\$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 493

Zoning CC-X

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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