

# \$1,490,000 - 2116 14 Street Nw, Calgary

MLS® #A2202528

**\$1,490,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.12 Acres

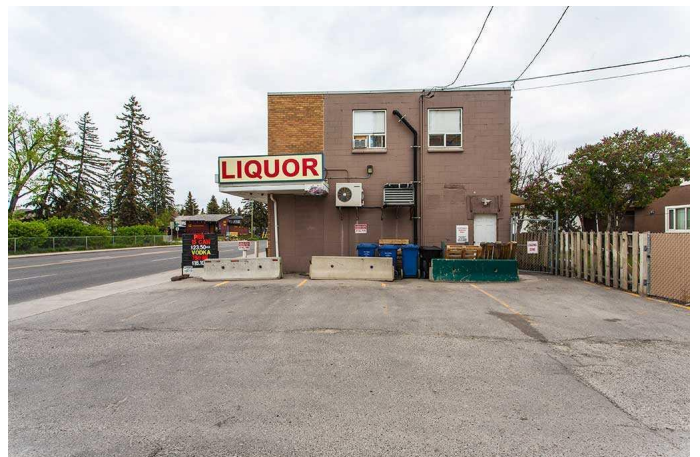
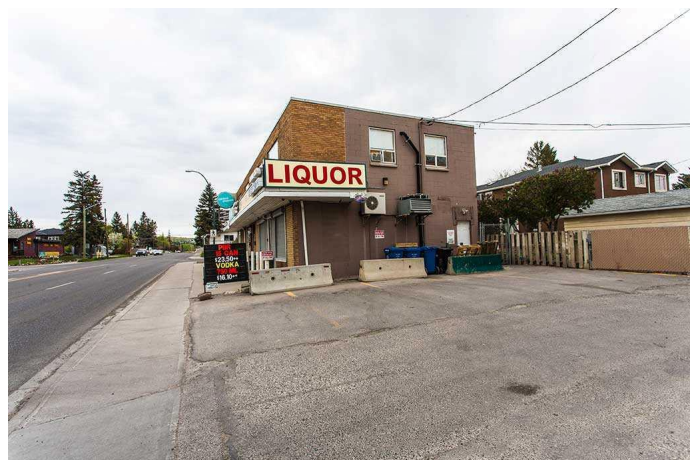
Capitol Hill, Calgary, Alberta

This Commercial-Corridor 2 (C-COR2) zoned property presents a prime investment opportunity in Capitol Hill, strategically positioned along 14th Street and Highway 1 (16th Ave). Situated on a 5,000+ sq. ft. lot, the 4,600+ sq. ft. building, plus a 2,300 sq. ft. basement, accommodates a diverse tenant mix, including a liquor store, music school, coffee machine shop, and hair salon, providing a stable income stream with a 2025 city assessment of \$1.46 M. The property features eight dedicated parking stalls and underwent electrical upgrades in 2022. With significant redevelopment potential, including the possibility of rezoning for a taller mixed-use development, this high-exposure, high-traffic location offers a compelling opportunity for investors seeking both immediate returns and long-term appreciation. Please don't approach the tenants.

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2202528    |
| Price     | \$1,490,000 |
| Bathrooms | 0.00        |
| Acres     | 0.12        |
| Type      | Commercial  |
| Sub-Type  | Retail      |
| Status    | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 2116 14 Street NW |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 3N5           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 53               |
| Zoning         | C-COR2           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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