# \$5,490,000 - 526 16 Avenue Nw, Calgary

MLS® #A2062019

# \$5,490,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.51 Acres

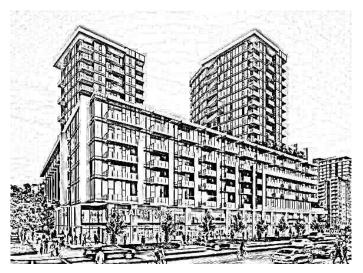
Mount Pleasant, Calgary, Alberta

#### Price Reduced!

Introducing a versatile commercial property offering endless possibilities, now available at a reduced price! With over 0.5 acres of land and a spacious 10,000+ sq ft building, this income-producing asset sits prominently along Calgary's TransCanada Hwy, offering unparalleled visibility. Its strategic location near downtown, the airport, Deerfoot highway, SAIT, and the University of Calgary makes it an ideal candidate for redevelopment into either a cutting-edge medical clinic or a vibrant strip mall.

Zoned for C-cor 2 and boasting a 5.0 FAR, with a maximum height of 37 meters, this property provides ample room for expansion and innovation. Priced attractively at approximately \$52.00 per buildable square foot, it presents an enticing investment opportunity. With an effective gross income of \$230,000 annually and a NOI of \$100,000 annually, developers and investors will find this property highly appealing.

Whether envisioning a state-of-the-art medical facility catering to the community's healthcare needs or a dynamic strip mall bustling with shops and services, this property offers the ideal canvas. And with ample parking spaces available, convenience is assured for visitors and tenants alike. Don't miss out on the chance to bring your vision to life in one of







Calgary's most promising locations! (Please note: The conceptual sketch provided is for illustrative purposes only.)

#### Built in 1963

## **Essential Information**

MLS® # A2062019 Price \$5,490,000

Bathrooms 0.00 Acres 0.51 Year Built 1963

Type Commercial

Sub-Type Retail
Status Active

# **Community Information**

Address 526 16 Avenue Nw

Subdivision Mount Pleasant

City Calgary
County Calgary
Province Alberta
Postal Code T2M 0J4

#### Interior

Heating Forced Air, Natural Gas, Standard

Cooling Central Air

## **Exterior**

Roof Asphalt/Gravel

Construction Other

Foundation Perimeter Wall, Slab

## **Additional Information**

Date Listed June 28th, 2023

Days on Market 645

Zoning C-COR1 f5.0h37

# **Listing Details**

# Listing Office KEY REALTY GROUP INC.

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