

FOR SALE

1804 34 Street SE
OWNER USER / REDEVELOPMENT SITE



Highlights ...

- ✓ Great location just off revitalized and improved International Avenue retail corridor
- ✓ Flexible C-COR 1 Zoning allowing for a wide variety of uses
- ✓ Great redevelopment potential
- ✓ Can accommodate an owner user as is
- ✓ Street front exposure and bonus access to Alley's along East and North boundaries provides excellent access, egress and flexibility for redevelopment

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Industrial, Retail, Investment Sales & Leasing

FOR SALE

OWNER USER REDEVELOPMENT SITE

ADDRESS:	1804—34 Street SE, Calgary, Alberta
LEGAL DESCRIPTION:	Plan 5682GI Block2 Lot 19
ZONING:	C-COR1 Commercial Corridor 1 IP 2017
YEAR BUILT:	1953
SITE SIZE:	50' X 120' 5,995 sq. ft.
BUILDING COMPONENT:	2,050 sq. ft., house and garages combined
CEILING HEIGHT:	8'
ELECTRICAL:	100 amp, TBV
DESCRIPTION:	House converted to Retail/Office space with attached garage and detached garage/shop area
PROPERTY TAXES:	(2022) 13,467.84
ASKING PRICE:	\$779,000

COMMENTS:

- HUGE VALUE!!! Rare opportunity to own a piece of commercial C-COR1 f2.5h16 land (50' X 120') just steps away from International Avenue
- Commercial and residential mixed-use with maximum floor area ratio of 14,992 ft² (1,392 m²) and a maximum building height of 52.5 ft (16 meters)
- With recent road improvement by the City, 34 Street is directly accessible from International Avenue with ample of angled parking along 34 Street.
- Steps away from Max Purple Calgary Rapid Transit on International Avenue with dedicated bus lanes and stops between Downtown and Chestermere
- Approved Development Permit for a 3-storey 12,959 ft² (1204 m²) retail and office building with 9 at-grade parking stalls
- City also supports redevelopment of retail on the main and three-storey 12-unit of residential condos above with 13 to 16 at-grade parking stalls
- Higher density may be possible due to building height allowed in the zoning
- Rare side lane and back lane providing access to at-grade parking stalls, it is cost-effective to redevelop as no underground parkade would be needed
- Existing building is sold as is but very usable suitable for many different businesses if desired with recent renovation including 2 code-compliant washrooms, flooring and wall painting. Ample parking in front of the building with a wide locked side gate for additional security.
- -Oversized double garage (720 ft²)

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

F O R S A L E

