



THE
A-TEAM

**RE/MAX
FIRST**

128 16 Avenue, Calgary T2E 1J5

MLS® #: **A2096633**

Area: **Tuxedo Park**

Listing Date: **12/05/23**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

Calgary

Year Built:

0

Lot Information

Lot Sz Ar:

5,382 sqft

Lot Shape:

Rectangular Lot

Access:

Lot Feat:

Park Feat:

DOM

166

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Sewer

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Sewer Available,Water Available

Construction:

Flooring:

Water Source:

Public

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

21290

Zoning:

C-COR1 f6.0h38

Remarks

Pub Rmks:

Develop your retail or medical use building hereRARE C-COR1 f6 h38 commercial vacant land for sale in PRIME LOCATION facing 16 Ave and future Green Line LRT**

station Lot is 5,382 SF with (F.A.R. 6 or 32,292 SF max buildable) with max height 38m(12 floors). Great for investment or long term hold. Amazing exposure to 16 Ave traffic and excellent public transit options from Centre ST and 16 Ave. Possible future uses include: medical clinic(family clinic, dental, specialists), convenience store, professional office, restaurant, veterinary clinic and retail.**

Inclusions:

Property Listed By:

N/A

CENTURY 21 BRAVO REALTY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

