



THE
A-TEAM

**RE/MAX
FIRST**

1903/1907 31 Street, Calgary T3E 2M8

MLS® #: **A2115442**

Area: **Killarney/Glengarry**

Listing Date: **03/15/24**

List Price: **\$3,049,000**

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

Finished Floor Area

Lot Sz Ar:

10,785 sqft

Lot Shape:

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

65

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,City Lot,Cleared,Corner Lot,Street Lighting

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

3619FU

Zoning:

MU-2 f5.0h26

Remarks

Pub Rmks:

A rare opportunity to acquire one of the prime Mixed-Use commercial and residential lots in the area. This MU-2 zoned land boasts an FAR of 5.0, H26 allowing for a maximum development of 53,925 SQF. Positioned on a desirable corner lot, the property features 120 feet of frontage and 90 feet of depth, totaling 10,785 SF. With vehicle access available on three sides, the site offers exceptional visibility, facing a major roadway (17th Ave SW), with exposure to over 21,000 vehicles daily. Additionally, there is the noteworthy cost savings to development, which include the recent relocation of utility poles, eliminating any associated demolition costs.

The property comes with an approved Development Permit (DP) and available plans for a medical/retail building. However, there is excellent flexibility to pursue a retail/residential development if desired. DP2020-1250 Approved: New: Medical Clinic, Retail and Consumer Service, Restaurant: Neighborhood, Accessory Residential Building (garbage enclosure). - 3 Storey (Main floor retail and upper floors medical offices - Main Floor: 4 Units retail (5,630 SF) - 2nd Floor: 2 Units (6,674 SF) - 3rd Floor: 2 Units (6,092 SF) - Underground parking 19 stalls.

Inclusions:

Property Listed By:

N/A

ROYAL LEPAGE SOLUTIONS

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



