



THE A-TEAM

RE/MAX FIRST

128 16 Avenue, Calgary T2E 1J5

MLS®#: A2198091 Area: Tuxedo Park Listing Date: 02/28/25 List Price: \$838,000
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 Sz Ar: 5,382 sqft Lot Shape: Rectangular Lot

Finished Floor Area Abv Sqft: 0 Low Sqft: Ttl Sqft:

DOM 36 Layout Beds: 0 Baths: 0.0 (0 0) Style: Parking Ttl Park: 0 Garage Sz:

Access: Rectangular Lot Lot Feat: Park Feat:

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Sub-headers include Legal/Tax/Financial.

Title: Fee Simple Zoning: C-COR1 Legal Desc: 21290

Remarks

Pub Rmks: This is a rare opportunity to acquire C-COR1 f6 h38 commercial vacant land in a prime location, facing 16 Ave NW and directly across from the potential future

Green Line LRT station. This high-visibility site offers 5,382 SF of land with a maximum buildable area of 32,292 SF (F.A.R. 6) and allows for a building height of up to 38m (12 floors). The property benefits from exceptional exposure to heavy traffic on 16 Ave NW and convenient public transit access from both Centre St and 16 Ave. This site offers excellent development potential, with possible future uses including a medical clinic (family practice, dental, or specialists), retail store, professional office, restaurant, veterinary clinic, or convenience store. Whether you are an investor, developer, or business owner, this is an ideal location for growth and long-term success in one of the city's most rapidly expanding corridors. Don't miss out on this outstanding investment opportunity—contact us today for more details!

Inclusions:

N/A

Property Listed By:

Century 21 Bravo Realty

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

