

\$1,490,000 - 2116 14 Street Nw, Calgary

MLS® #A2202528

\$1,490,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.12 Acres

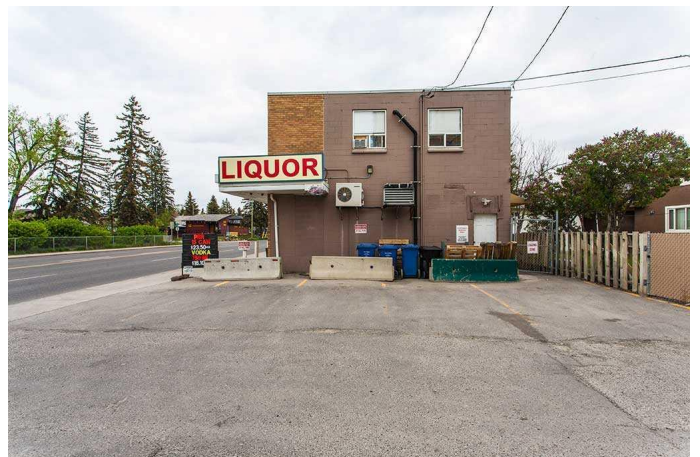
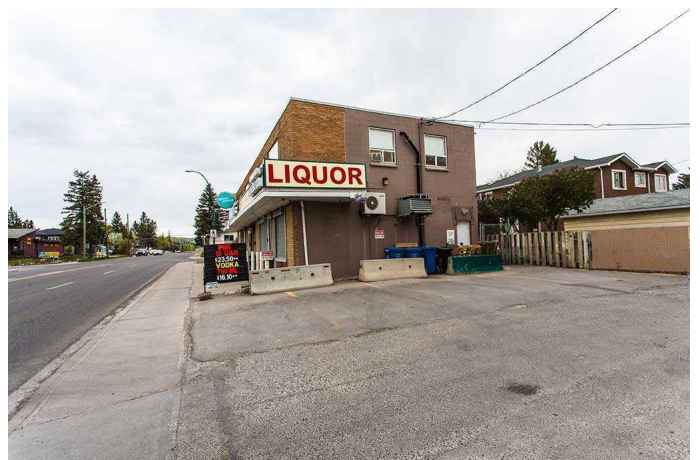
Capitol Hill, Calgary, Alberta

This Commercial-Corridor 2 (C-COR2) zoned property presents a prime investment opportunity in Capitol Hill, strategically positioned along 14th Street and Highway 1 (16th Ave). Situated on a 5,000+ sq. ft. lot, the 4,600+ sq. ft. building, plus a 2,300 sq. ft. basement, accommodates a diverse tenant mix, including a liquor store, music school, coffee machine shop, and hair salon, providing a stable income stream with a 2025 city assessment of \$1.46 M. The property features eight dedicated parking stalls and underwent electrical upgrades in 2022. With significant redevelopment potential, including the possibility of rezoning for a taller mixed-use development, this high-exposure, high-traffic location offers a compelling opportunity for investors seeking both immediate returns and long-term appreciation. Please don't approach the tenants.

Essential Information

| | |
|-----------|-------------|
| MLS® # | A2202528 |
| Price | \$1,490,000 |
| Bathrooms | 0.00 |
| Acres | 0.12 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information



| | |
|-------------|-------------------|
| Address | 2116 14 Street Nw |
| Subdivision | Capitol Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 3N5 |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 30 |
| Zoning | C-COR2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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