

\$3,390,000 - 1804 1st Street Nw, Calgary

MLS® #A2168531

\$3,390,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.12 Acres

Tuxedo Park, Calgary, Alberta

Investment Opportunity. The property features 8 tenants on triple net leases with attractive term balances. Tenant mix is street front retail with professional & personal service uses on the 2nd level. The Kelly Block is located in the busy commercial district of Tuxedo Park in central NW Calgary. The property is a 2-storey brick building constructed in 1912, blending historic appeal & modern functionality. It has undergone substantial renovations and is well maintained. The location offers visibility & easy access to major roads & public transportation. Qualified interested parties may receive access to a data room upon registration and signing of a confidentiality agreement.

Built in 1912

Essential Information

| | |
|------------|-------------|
| MLS® # | A2168531 |
| Price | \$3,390,000 |
| Bathrooms | 0.00 |
| Acres | 0.12 |
| Year Built | 1912 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 1804 1st Street Nw |
| Subdivision | Tuxedo Park |



| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 2T2 |

Amenities

| | |
|-----------|-----------------------|
| Utilities | Natural Gas Connected |
|-----------|-----------------------|

Interior

| | |
|---------|---------------------|
| Heating | Natural Gas, Boiler |
| Cooling | Full |

Exterior

| | |
|-----------------|--|
| Lot Description | Level |
| Roof | Flat, See Remarks |
| Construction | Wood Frame, Brick, Concrete, See Remarks |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | September 25th, 2024 |
| Days on Market | 208 |
| Zoning | Commercial-Community 2 Di |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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