

2116 14 Street NW  
Calgary, Alberta

MLS # A2202528

**\$1,490,000**



**Division:** Capitol Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,675 sq.ft.

**Zoning:** C-COR2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.12 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Non

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.