

**MLS # A2258344**

**Calgary, Alberta**



**\$2,190,000**

**Division:** Calgary  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,980 sq.ft.  
**Zoning:** DC

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Excellent investment opportunity! This commercial bay is situated in a bustling, well-established plaza with high visibility and substantial traffic. The property includes a developed second floor with 1 office and a hall, 4 bathrooms & 1 full bathroom with the office with 4 half bathroom Both levels are currently leased to a reliable tenant, providing a secure, income-producing asset ideal for investors seeking stability and growth potential.