

\$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 | 229 |
| Zoning | Commercial-Community 2 Di |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.