

# \$2,999,000 - 334 14 Street Nw, Calgary

MLS® #A2165531

**\$2,999,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

Hillhurst, Calgary, Alberta

Prime location commercial property in Hillhurst ! Huge 14000 sf C-COR2 lot, with more than 6000sf building area, perfectly located on 14 St, a high traffic area with great exposure, with 2 retail tenants bringing in stable good rental income, this property is a rare find in today's market. Permitted uses: Catering Service, Convenience Food Store, Financial Institution, Fitness Centre, Health Care Service, Home Based Child Care, Home Occupation, Information and Service Provider, Library, Museum, Office, Pet Care Service, Print Centre, Protective and Emergency Service, Radio and Television Studio, Restaurant, Retail and Consumer Service, Service Organization, Specialty Food Store, Veterinary Clinic, etc. Discretionary uses: Addiction Treatment, Amusement Arcade, Artist's Studio, Assisted Living, Auto Service, Billiard Parlor, Brewery, Winery and Distillery, Cannabis Store, Car Wash, Child Care Service, Cinema, Computer Games Facility, Conference and Event Facility, Custodial Care, Dinner Theatre, Drinking Establishment, Drive Through, Dwelling Unit, Food Production, Funeral Home, Gas Bar, Health Services Laboratory, Hotel, Indoor Recreation Facility, Instructional Facility, Kennel, Liquor Store, Live Work Unit, Outdoor CafÃ©, Parking Lot, Pawn Shop, Payday Loan, Performing Arts Centre, Place of Worship, Post-secondary Learning Institution, Residential Care, Supermarket, Urban Agriculture, Vehicle Rental, etc.



Built in 1971

Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2165531    |
| Price      | \$2,999,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.32        |
| Year Built | 1971        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 334 14 Street Nw |
| Subdivision | Hillhurst        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 1Z7          |

Amenities

|                |    |
|----------------|----|
| Parking Spaces | 10 |
|----------------|----|

Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2024 |
| Days on Market | 240                  |
| Zoning         | C-COR2               |

Listing Details

|                |                                          |
|----------------|------------------------------------------|
| Listing Office | Classic Property Management & Realty Ltd |
|----------------|------------------------------------------|

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