



Calgary SMI Commercial
Real Estate Limited
#1636, 246 Stewart Green S.W.
Calgary, Alberta, T3H 3C8

www.smicommercial.com

Contact:

Mathieu Déry
(403) 862-0799
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Mixed-Use Property For Sale



828 & 830 – 24 Avenue SE

CO-BROKER:
**GREY
ROCK**

Marketing Solutions Inc.

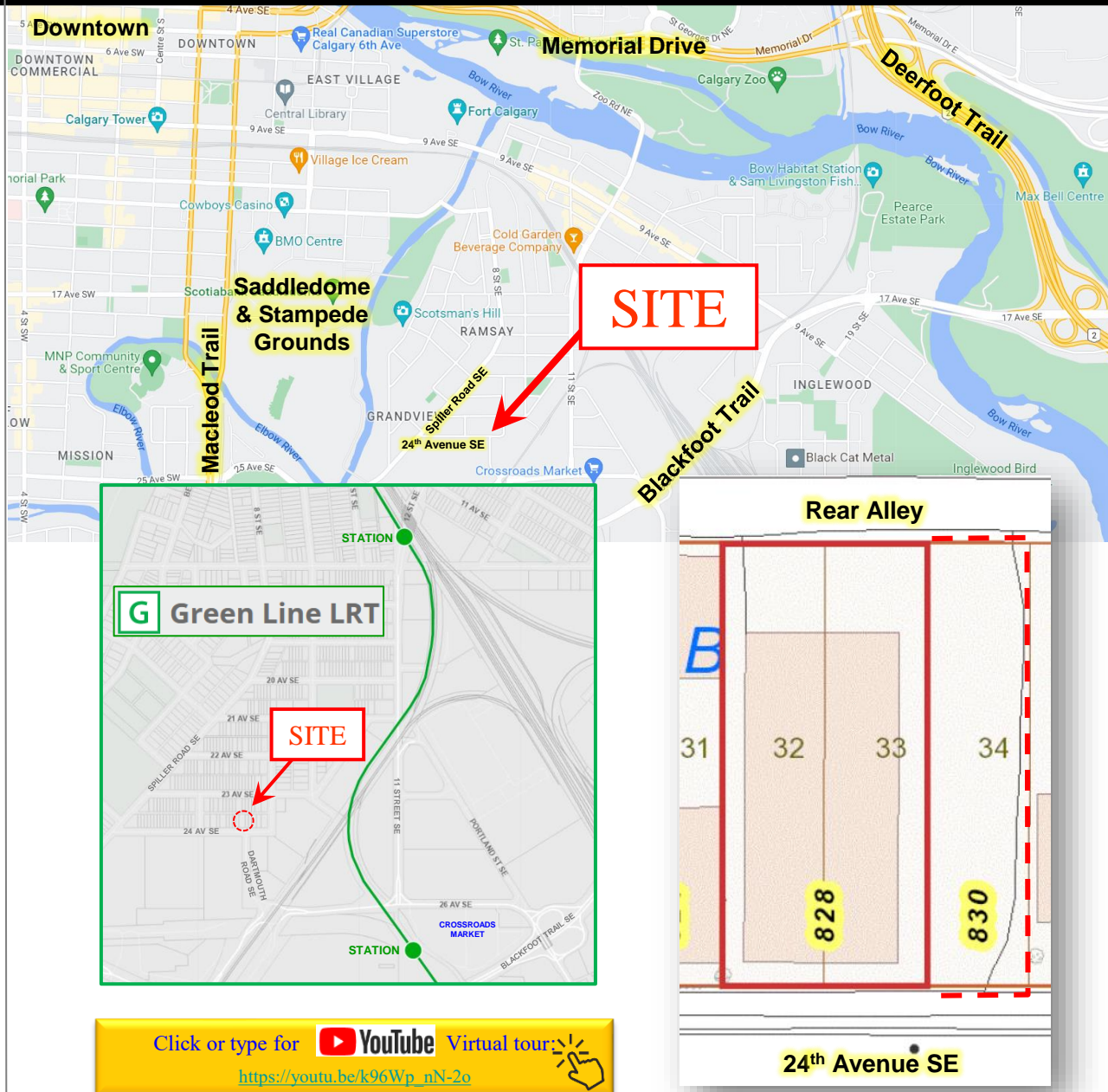
3402 – 8th Street S.E.
Calgary, Alberta, T2G 5S7

FAX: (403) 243-6432
www.bobvesey.com

Contact:

Bob Vesey
(403) 243-7112
Bob@BobVesey.com

- **5,800+/- s.f.** 2-storey building incl. approx. 2,900+/- s.f. main floor studio commercial & 2,900+/- s.f. 2nd floor studio (former residential) units
- **7,865 s.f. (0.18 ac.)** site including 3 lots under 2 titles
- Cash-flow investment, owner/user OR redevelopment
- Ample parking
- R-C2 (Residential - Contextual One/Two Dwelling) zoning
- Community of Ramsay
- Close to Blackfoot, Deerfoot & Macleod Trails
- **Near future C-Train Green Line Station**
- Possession subject to current Lease expiry (Burns Visual Arts Society) December, 2023
- Currently *partially* Property Tax Exempt subject to non-profit Tenant



\$1.49 Million

Click or type for **YouTube** Virtual tour:
https://youtu.be/k96Wp_nN-2o



24th Avenue SE

**Dominion
Bridge**

Dartmouth Road SE