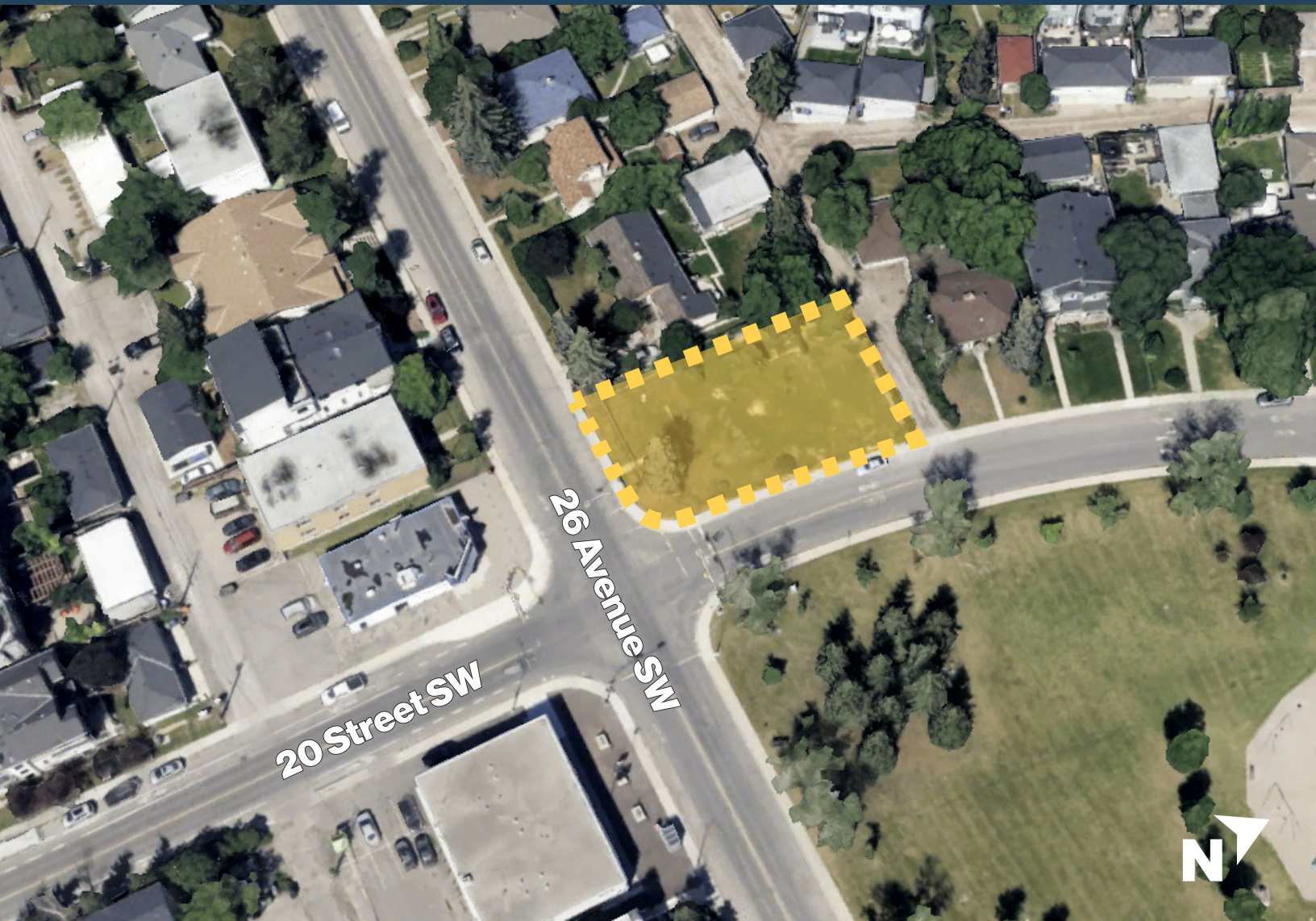


**For
Sale**

2104 26 Avenue SW
Calgary, AB



Land For Commercial Development

For More Info.

Mahmud Rahman

P (403) 930-8651

E mrahman@blackstonecommercial.com

Randy Wiens

P (403) 930-8649

E rwiens@blackstonecommercial.com

 **Blackstone**
Commercial Real Estate Services

Property Details

Highlights

- Rezoned for commercial development
- Easy access to major roads and highways, including Crowchild Trail and 17th Avenue SW
- Close to parks and recreational facilities, such as Richmond Green Park and Glenmore Athletic Park
- Nearby public transportation
- Poised to service communities of South Calgary, Knob Hill, Richmond, Killarney, Bankview and Marda Loop



Demographics *(within 3 km)*



NEIGHBORHOOD
Knob Hill



POPULATION
111,470



MEDIAN AGE
38



HOUSEHOLD INCOME
\$85,236



TRAFFIC COUNT
9,000 VPD | 26 Ave & 21 St SW
11,000 VPD | 26 Ave & Crowchild Tr

Address

2104 26 Avenue SW

Legal

Lot 1 and that Portion of Lot 2 which lies to the East of the Westerly 35ft (10.67m) throughout the said Lot 2, Block 8, Plan 8997GC

Lot Size

8,189 SF± (0.19 Acres)

Asking Price

\$1,650,000.00

Property Tax

\$6,940.13 (2024)

Zoning

MU-2

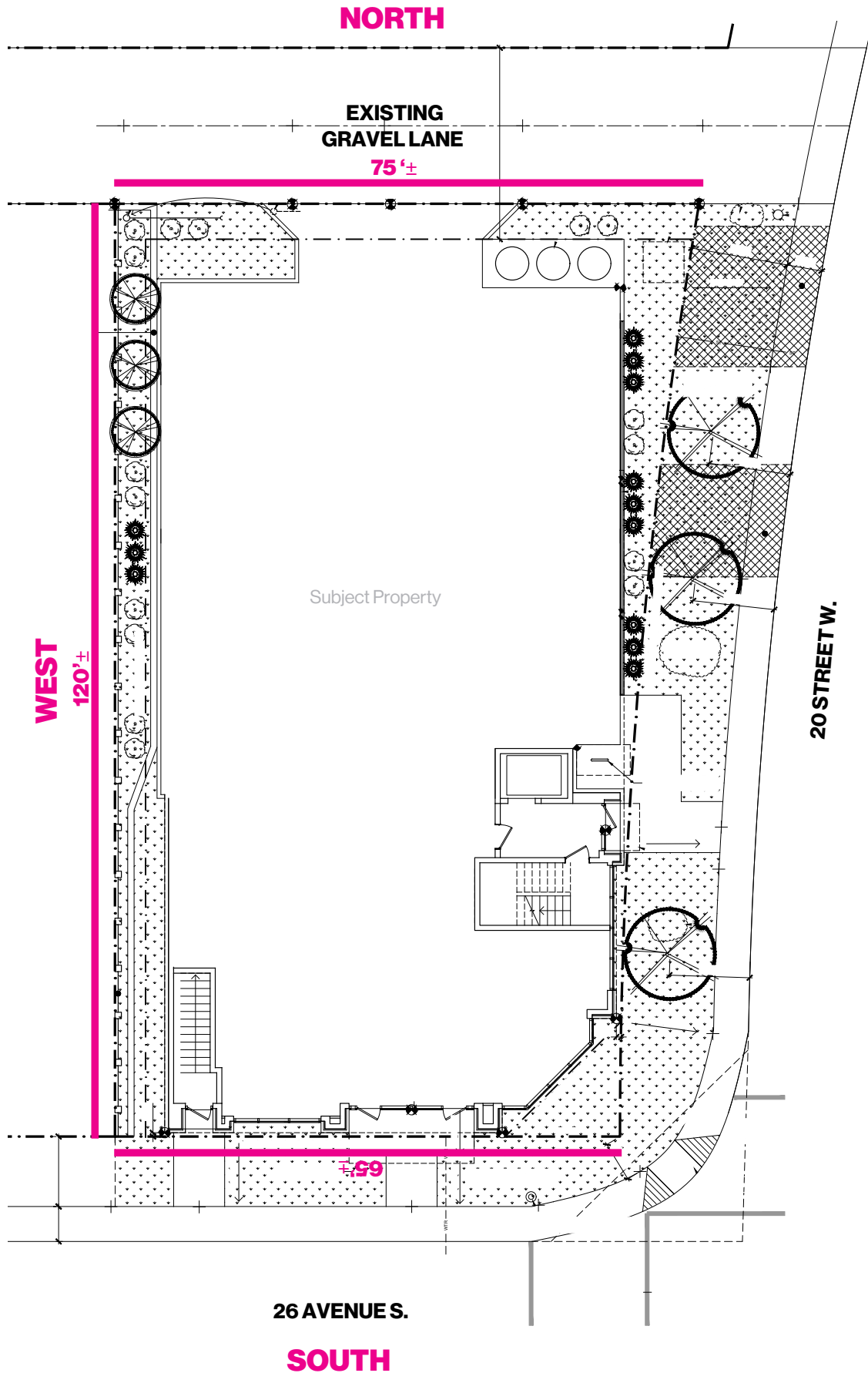
Community

Knob Hill

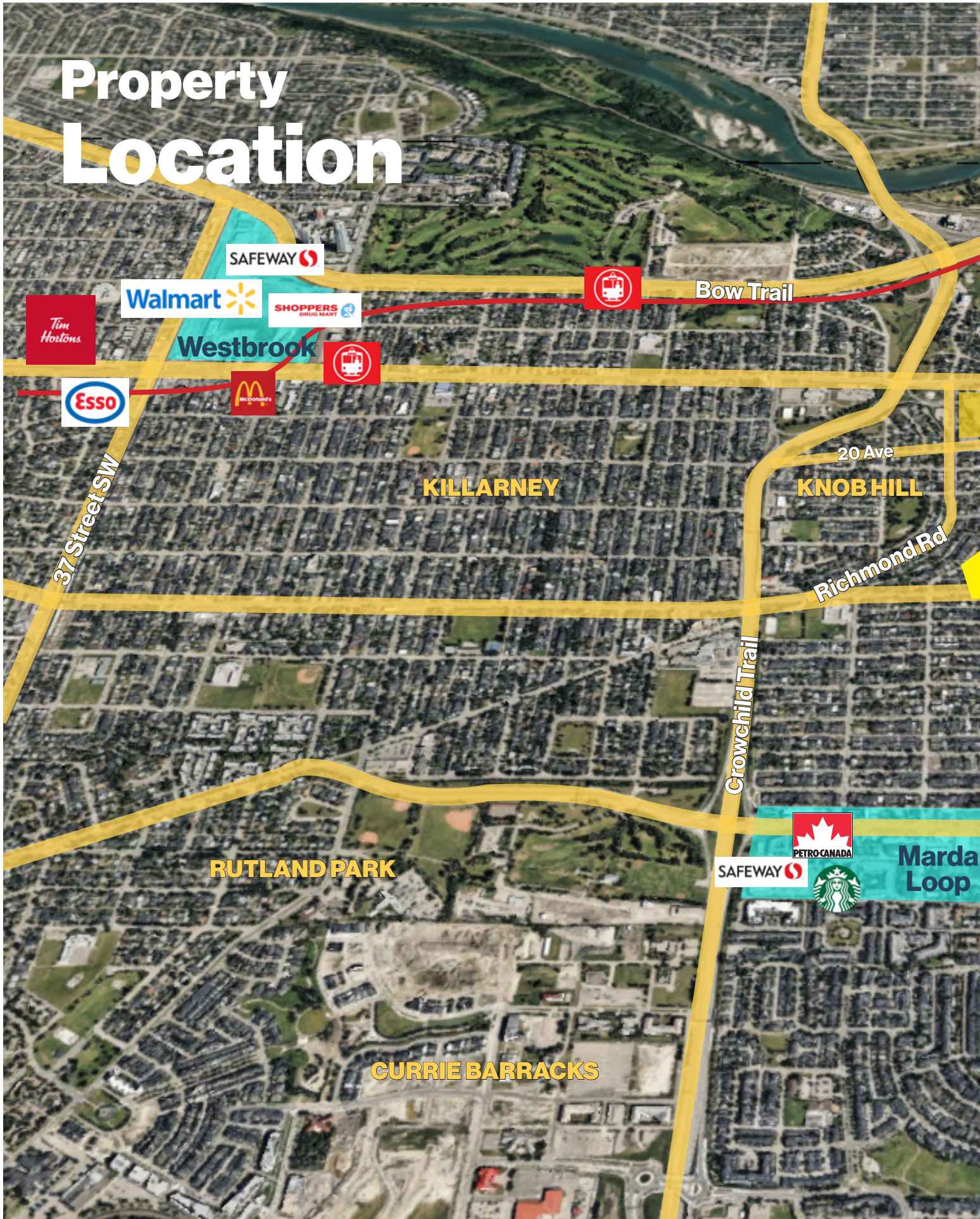


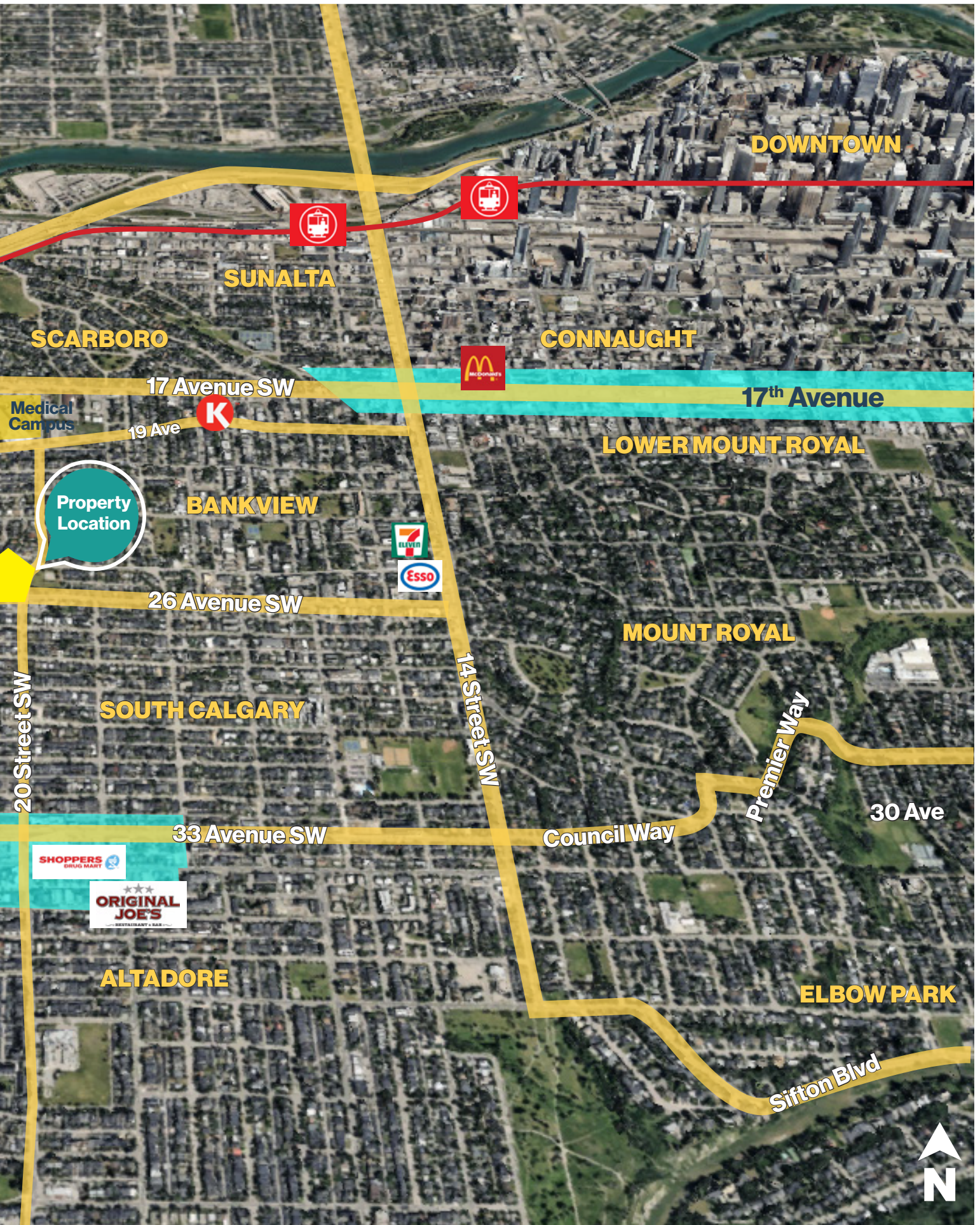
Site Plan*

proposed, subject to approval



Property Location





DOWNTOWN

SUNALTA

SCARBORO

CONNAUGHT

17 Avenue SW

17th Avenue

19 Ave

LOWER MOUNT ROYAL

Property Location

BANKVIEW

26 Avenue SW

MOUNT ROYAL

SOUTH CALGARY

14 Street SW

Premier Way

30 Ave

33 Avenue SW

Council Way

SHOPPERS DRUG MART

ORIGINAL JOE'S RESTAURANT & BAR

ALTADORE

ELBOW PARK

Sifton Blvd





Thank you for your Interest!

For More Info.

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