

For Sale

1602-1610 14 Street & 1424 17 Avenue SW | Calgary, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Connaught



POPULATION
124,896



MEDIAN AGE
38



HOUSEHOLD INCOME
\$82,773

Building Details



PARKING
Street



YEAR BUILT
1930



TRAFFIC COUNT
17,000 VPD | 17 Ave. Sw & 12 Street



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

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Fully Leased Inner City Investment Package

PROPERTY DETAILS

1602-1610 14 ST **Building:** 3,906± SF
#1602: 1,000 SF, #1604: 2,000 SF, #1608: 400 SF, #1610: 506 SF
Land: 0.14 Acres

1424 17 AVE **Building:** 4,242± SF
Main Floor: 2,330 SF, Upper Level: 832 SF, Basement: 1,080 SF
Land: 3,032 SF

Asking Price \$5,490,000

Current NOI \$307,638

Cap Rate 5.60%

Property Taxes **1602-1610 14 ST:** \$41,256.06 (2025)
1424 17 AVE: \$24,011.46 (2025)

Year Built **1602-1610 14 ST:** 1930
1424 17 Ave: 1971

Construction Masonry

Zoning CC-COR

Community Connaught

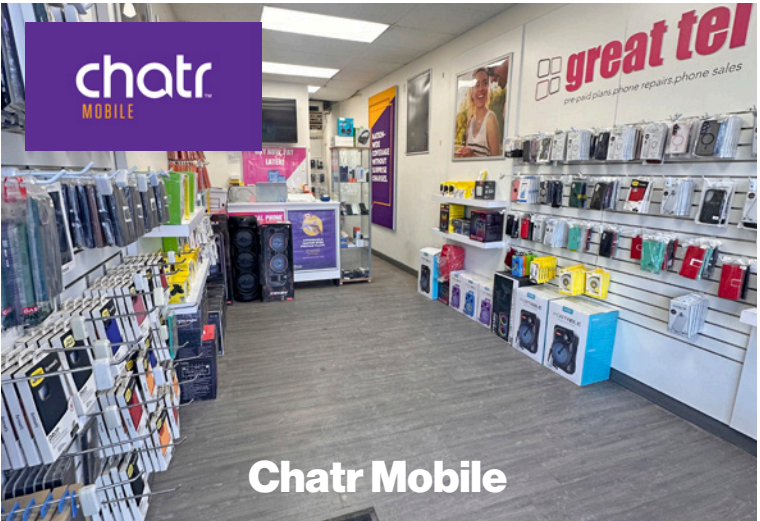
Parking 6 Surface Stalls

- Prime inner-city locations near 14 Street SW and 17 Avenue SW with strong vehicle and foot traffic.
- Direct exposure to Calgary's top retail and entertainment corridor.
- Strong value-add potential through lease-up or repositioning.
- Highly walkable, transit-accessible settings surrounded by dense residential and retail activity.
- Rare opportunity to acquire high-demand urban retail assets with long-term upside.

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Thank you for your interest!

For More Info.



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