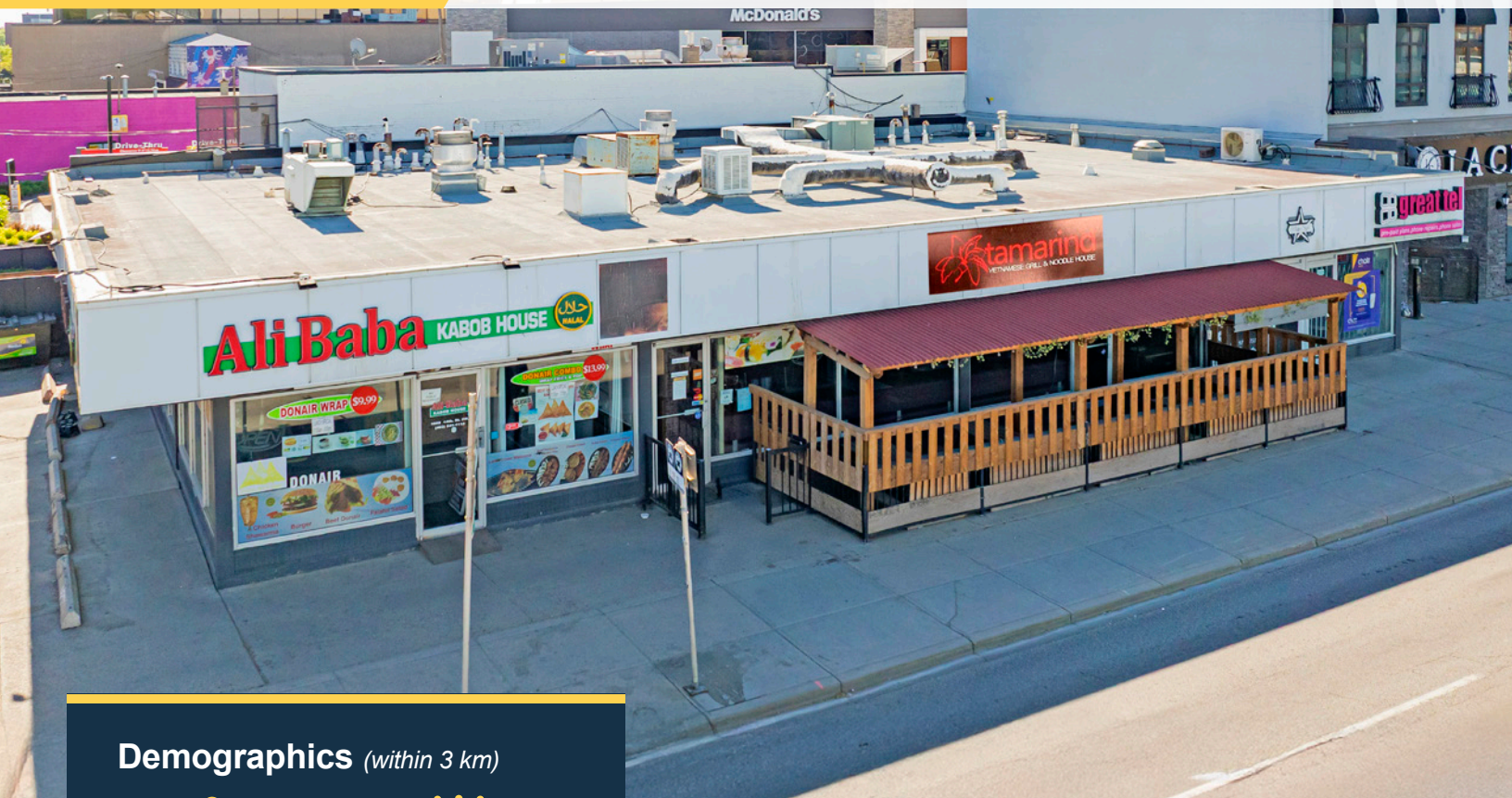


For Sale

1602-1610 14 Street 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 Multi-Tenant Inner City Asset

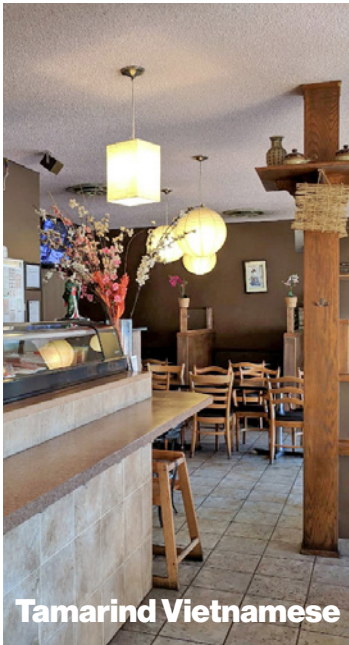
PROPERTY DETAILS

Building	3,906± SF (\$765 PSF) 1602: 1,000 SF, 1604: 2,000 SF, 1608: 400 SF, 1610: 506 SF
Land	0.14 Acres (\$490 PSF)
Asking Price	\$2,990,000
Current NOI	\$177,996
Cap Rate	5.95%
Property Taxes	\$41,256.06 (2025)
Built	1971
Zoning	CC-COR
Community	Connaught
Parking	6 Surface Stalls

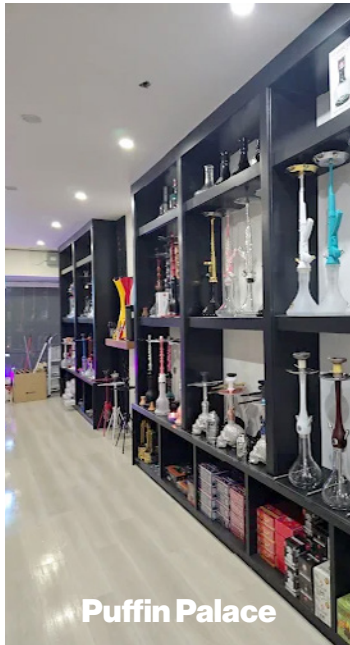
- Prime 14th Street Location Steps from 17th Avenue SW.
- Highly Visible Corner Presence ideal for attracting strong retail and service-based tenants.
- CC-COR - Commercial or Mixed-use development requiring commercial store fronts at street level with residential and office uses allowed on upper floors.
- Consistent Foot Traffic Spillover from Calgary's premier shopping and entertainment corridor.
- Stable Investment with Value-Add Potential through lease-up, repositioning, or tenant mix optimization.
- Walkable, Transit-Friendly Urban Setting surrounded by dense residential, restaurants, and boutique retail.
- Strong Retail Fundamentals supported by ongoing 17th Avenue growth, redevelopment, and year-round activity.



Alibaba Kabob House



Tamarind Vietnamese



Puffin Palace



Chatr Mobile



Thank you for your interest!

For More Info.



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