

# \$1,490,000 - 2116 14 Street Nw, Calgary

MLS® #A2202528

**\$1,490,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.12 Acres

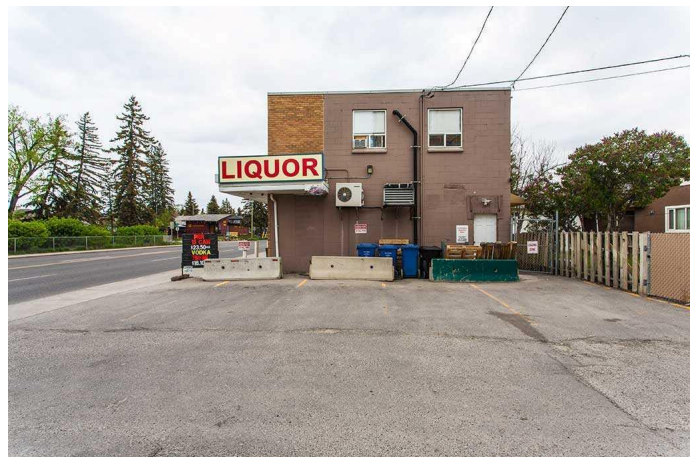
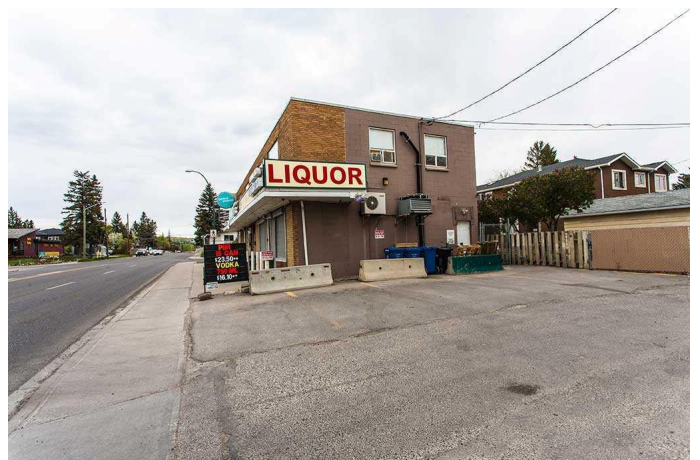
Capitol Hill, Calgary, Alberta

This Commercial-Corridor 2 (C-COR2) zoned property presents a prime investment opportunity in Capitol Hill, strategically positioned along 14th Street and Highway 1 (16th Ave). Situated on a 5,000+ sq. ft. lot, the 4,600+ sq. ft. building, plus a 2,300 sq. ft. basement, accommodates a diverse tenant mix, including a liquor store, music school, coffee machine shop, and hair salon, providing a stable income stream with a 2025 city assessment of \$1.46 M. The property features eight dedicated parking stalls and underwent electrical upgrades in 2022. With significant redevelopment potential, including the possibility of rezoning for a taller mixed-use development, this high-exposure, high-traffic location offers a compelling opportunity for investors seeking both immediate returns and long-term appreciation. Please don't approach the tenants.

## Essential Information

MLS® #	A2202528
Price	\$1,490,000
Bathrooms	0.00
Acres	0.12
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information



Address	2116 14 Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3N5

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	162
Zoning	C-COR2

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.