# \$648,900 - 712 16 Avenue Nw, Calgary

MLS® #A2208163

### \$648,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.12 Acres

Mount Pleasant, Calgary, Alberta

An exceptional opportunity to own a versatile commercial property on one of Calgary's busiest corridorsâ€"16 Avenue NW. With no use restrictions, this prime space 928 sqf with unfinished basement for storage is perfectly suited for a retail business, professional office . or non-profit organization. Benefit from maximum exposure along a major arterial route that sees between 25,000 to 50,000 vehicles per day, offering unmatched visibility and constant foot and vehicle traffic. The property enjoys easy access from key roadways, making it convenient for clients, staff, and deliveries. Whether you're an investor or an owner-occupier ready to grow your business, this high-traffic, high-potential location is a strategic asset. Don't miss your chance to secure a spot in this thriving northwest Calgary hubâ€"opportunities like this are rare.



### **Essential Information**

MLS® # A2208163 Price \$648,900

Bathrooms 0.00 Acres 0.12 Year Built 1948

Type Commercial Sub-Type Mixed Use

Status Active







## **Community Information**

Address 712 16 Avenue Nw

Subdivision Mount Pleasant

City Calgary

County Calgary

Province Alberta

Postal Code T2M 0J8

#### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 196

Zoning C-COR1

## **Listing Details**

Listing Office Royal LePage Mission Real Estate

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