


Dean Cooper Listings
www.royallepagecommercial.com

Royal LePage Solutions – Commercial Division
#205, 264 Midpark Way SE
Calgary, AB T2X 1J6

INVESTMENT/DEVELOPMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
1903-1907 – 31 Street SW 	0.24 Acres	Sale	\$3,049,000	<ul style="list-style-type: none">Mixed-Use commercial/residential lot zoned MU-2 land with FAR of 5.0, H26 - maximum development of 53,925 SQF.Corner lot, with 120 feet of frontage and 90 feet of depth, totaling 10,785 SF.Faces 17th Ave SW with exposure to over 21,000 vehicles daily.Recent relocation of utility poles, eliminating any associated demolition costs.Approved Development Permit (DP) and available plans for a medical/retail building with flexibility for retail/residential development	Dean Cooper

For further information, please contact:

Dean Cooper

Associate

Commercial Division

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