

FOR SALE

---

1850 - 14 STREET SW

---

STANDALONE BUILDING LOCATED IN LOWER MOUNT ROYAL



KPLI  
GLOBAL



# Property Details

1850 - 14 STREET SW

## Property Type

Standalone Building

## Building Size

Office - 4,858 sf

Garage - 406 sf

## Parking

9 surface stalls

2 garage stalls

## Land Size

0.15 acres

## Zoning

Direct Control 90Z9

## Year Built (Office):

1912

## Year Built (Garage)

1960



## Property Highlights

### Location

Prominent corner building in a highly desirable area

### High Exposure

Excellent visibility with outstanding signage opportunity along 14 Street

### Parking

Ample on-site parking complemented by free street parking nearby

### Flexible Zoning

Accommodates a wide range of commercial uses

### Amenity Rich

Minutes to Restaurants, Cafés, and amenities



# Direct Control 90Z92 - Permitted Uses

1850 - 14 STREET SW

A Direct Control (DC) is a customized land use designation. It has a list of allowable uses and a set of rules specific to a particular property or development. Most DC designations include a cross-reference to the rules of one of the standard designations of the Land Use Bylaw (e.g. R-1, R-2, I-G, etc.). A road right of way (i.e. a public road) has no legal description and no land use designation. Therefore, a road right of way is 'undesignated'

## Land Use

- The land use shall be for a business management office and a residence located in the building existing on site on the date of approval of this by-law only

## Development Guidelines

- The General rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1 District shall apply unless otherwise noted below
  - a. **Parking**
    - Parking shall be provided on site to the satisfaction of the Approving Authority.
  - b. **Development Plans**
    - Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.

## C-1 & C-1A Local Commercial Districts

### (1) Purpose

- The purpose of this district is to provide for retail commercial and personal service uses which do not rely on patronage from beyond the immediate neighbourhoods.

### (2) Permitted Uses

Except for utilities, essential public services and parks and playgrounds, the following uses shall be permitted only within existing buildings and where no drive-in or drive-through facility is provided:

- Essential public services
- Essential public services
- Home occupations - Class 1
- Financial institutions
- Medical clinics
- Offices
- Parks and playgrounds
- Personal service businesses
- Restaurants-food service only
- Retail food stores
- Retail stores
- Signs - Class 1
- Utilities
- Veterinary clinics

# Direct Control 90Z92 - Discretionary Uses

1850 - 14 STREET SW

A Direct Control (DC) is a customized land use designation. It has a list of allowable uses and a set of rules specific to a particular property or development. Most DC designations include a cross-reference to the rules of one of the standard designations of the Land Use Bylaw (e.g. R-1, R-2, I-G, etc.). A road right of way (i.e. a public road) has no legal description and no land use designation. Therefore, a road right of way is 'undesignated'

## Land Use

- The land use shall be for a business management office and a residence located in the building existing on site on the date of approval of this by-law only

## Development Guidelines

- The General rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1 District shall apply unless otherwise noted below
  - a. **Parking**
    - Parking shall be provided on site to the satisfaction of the Approving Authority.
  - b. **Development Plans**
    - Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.

## C-1 & C-1A Local Commercial Districts

### (4) Discretionary Uses

In addition to the following uses, those uses that are Permitted in existing buildings, or which provide a drive-in or drive-through facility, shall be Discretionary in proposed buildings:

#### (a) C-1

- Accessory food services
- Athletic and recreational facilities
- Automotive services (not containing a Grocery store)
- Billiard parlours
- Child care facilities
- Commercial schools
- Dwelling units
- Drinking establishments
- Home occupations - Class 2 (N.P.)
- Liquor stores
- Outdoor cafes (N.P.)
- Parking areas
- Power Generation Facility, Mid-scale
- Power Generation Facility, Small-scale
- Public and quasi-public buildings
- Restaurants-licensed
- Shopping centres, neighbourhood (C.U.)
- Signs - Class 2
- Special care facilities
- Special function tents (commercial)
- Take-out food services
- Utility building

#### (b) C-1A

In addition to the General Rules for Commercial Districts contained in Section 33 and the Permitted Use Rules contained in Section 35(3), the following rules shall apply:

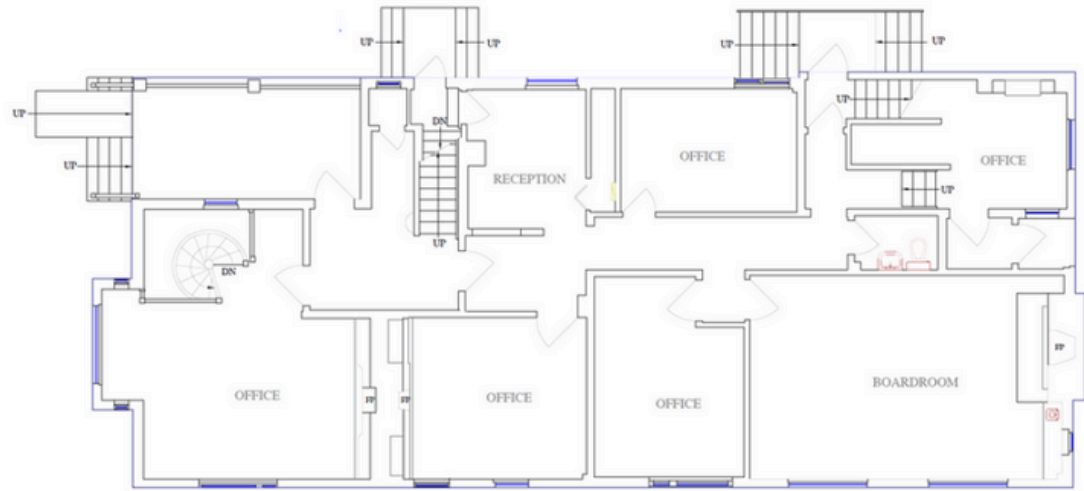
- Automotive services (containing a Grocery store)
- Grocery Stores

Note: C.U. - Certainty of Land Use Only is afforded applications that meet the requirements of Section 11(2)(b).

## Main Floor

2,210.9 sf

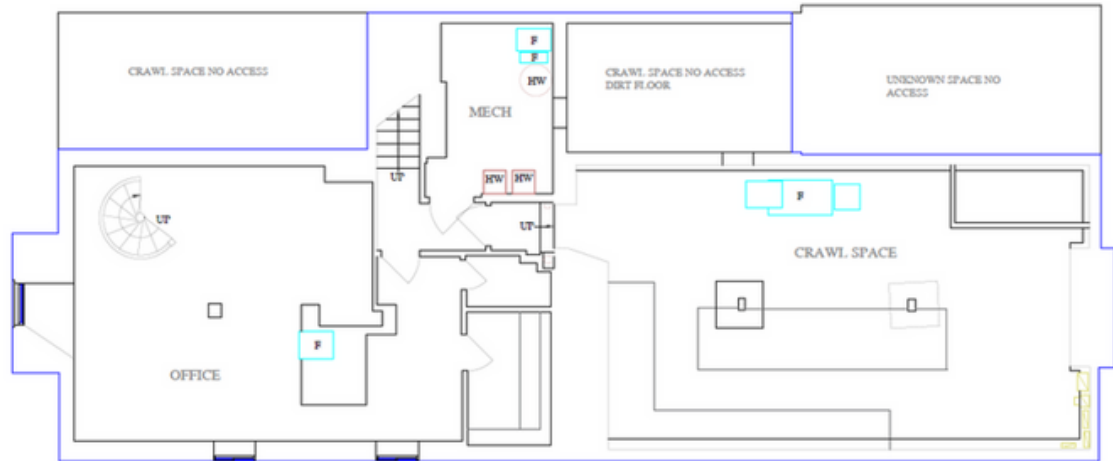
- Reception
- 5 Offices
- Boardroom
- Washroom



## Lower Floor

1,760.3 sf

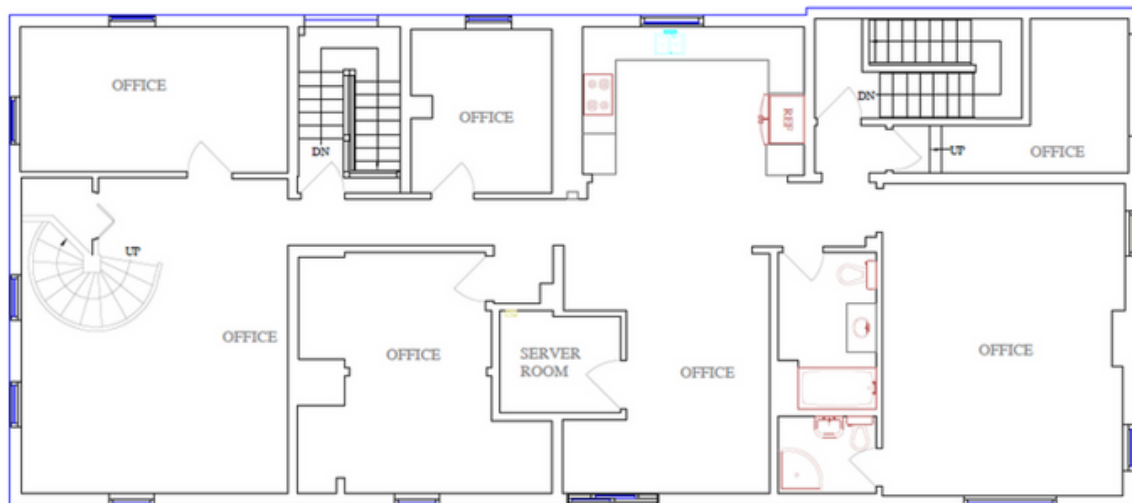
- Office
- Washroom
- Kitchen
- Crawl Space



## Upper Floor

2,183.2 sf

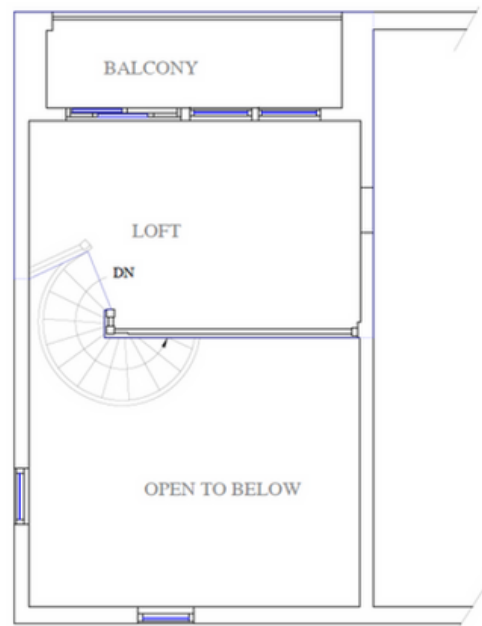
- 7 Offices
- Server room
- Kitchen



## Loft

281.3 sf

- Loft
- Balcony









# FOR MORE INFORMATION

---



**Alexi Olcheski**

President & CEO

403 971 5167

[alexi.olcheski@kpliglobal.com](mailto:alexi.olcheski@kpliglobal.com)



**Estelle Tran**

Managing Director

403 993 2898

[estelle.tran@kpliglobal.com](mailto:estelle.tran@kpliglobal.com)



**Anastasiya Gryshchenko**

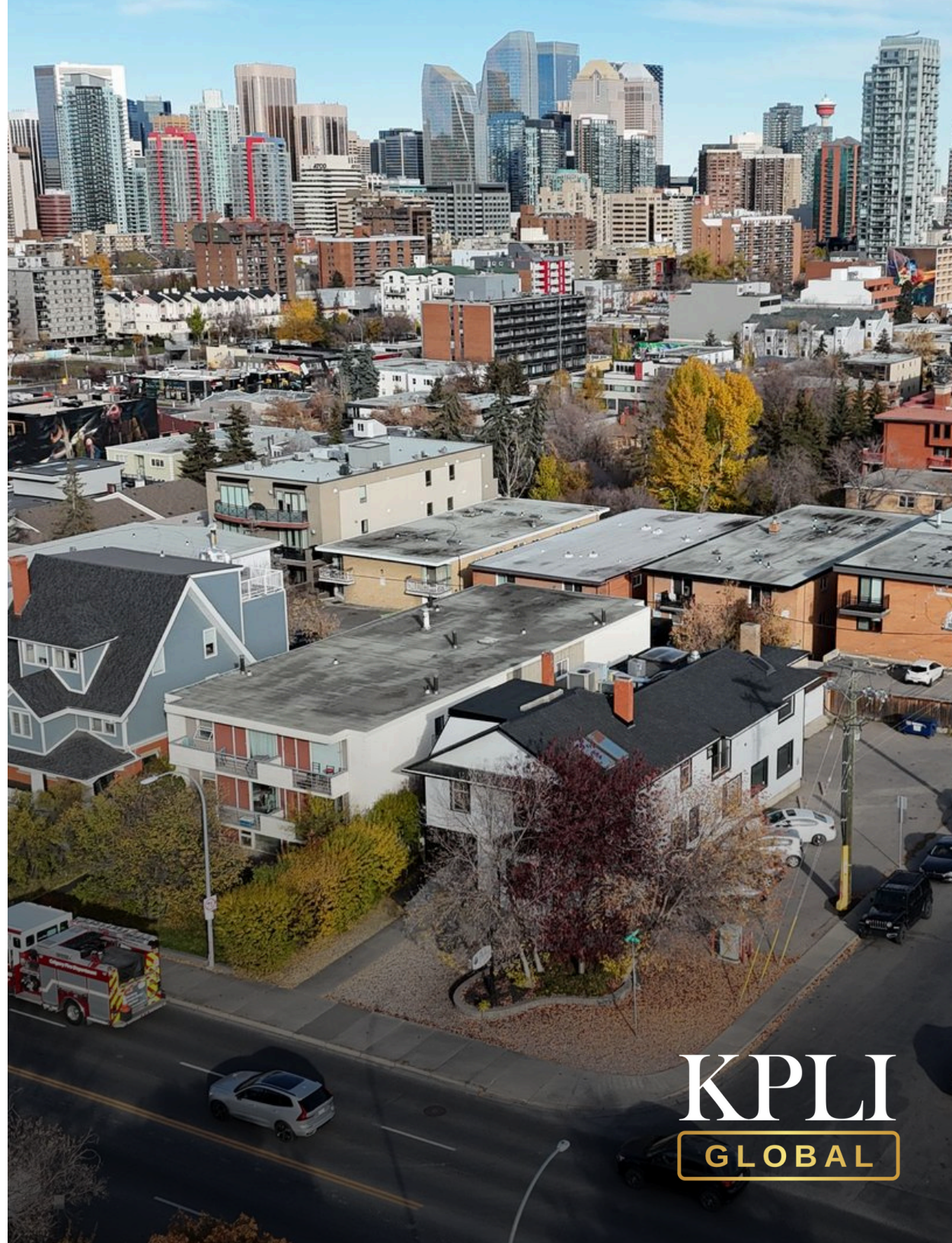
Vice President

825 994 2314

[ana.gryshchenko@kpliglobal.com](mailto:ana.gryshchenko@kpliglobal.com)

[KPLIGLOBAL.COM](https://www.kpliglobal.com)

© 2025 KPLI Global Corp. All rights reserved.



**KPLI**  
**GLOBAL**