

**1715 Centre St NW , Calgary AB**

- ◆ Year Built: 1975
- ◆ LOT Size: 870 Sq Meters
- ◆ Propert Tax \$22358 (year 2017)

107 17 Ave NW , Calgary AB

- ◆ Year Built: 1989
- ◆ LOT Size: 512 Sq Meters
- ◆ Property Tax \$14710 (year 2017)

Contact:**YAN GONG (MBA)****Ph: (403) 816-6886****yan@housingalberta.com****Community:** Tuxedo Park **Zoning:** C-COR1 FAR 6.0 H38**Maximum Height:** 38 Meters / 12 stories**Total Size:** 1382 Sq Meters / 14876 Sqft**Buildable size:** 89,254 Sqft**Price: \$5,500,000****(Only : \$61.6 per buildable sqft)****RE/MAX House of Real Estate****4034 16 St. SW Calgary AB, T2T 4H4**

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.





Future LRT Green Line

**16 Ave & Centre St N.
C-Train Station**



1715 Centre St NW , Calgary AB

- ◆ Size: 4200 sqft
- ◆ Current Uses: Office / Retail
- ◆ Plenty Parking at Back

Owner occupy now
could be leased back or move out

107 17 Ave NW , Calgary AB

- ◆ Size: 2061 sqft
- ◆ Current Restaurant Rent:
\$61,200 per year
- ◆ Plenty Parking at Front

Lease to be renewed or
buyer take over for self use

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**Proposed for
Residential Tower
Retail / Office
Mixed uses**

**Develop
NOW or**



**Hold for
FUTURE**



**DREAM
WITH YOUR
EYES OPEN™**

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