

BELTLINE BUILDING  
FOR SALE // 3,903 SF

# FOR SALE

234 - 17th Avenue SE, Calgary, AB



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# PROPERTY HIGHLIGHTS



- Fully equipped/furnished restaurant on main floor;
- Across MacLeod Trail from the newly opened BMO Centre;
- Four bedroom apartment with balcony on the upper floor;
- Large basement which is ideal for storage and food preparation with walk-in cooler;
- Live up, work down arrangement;
- Air rights - no other developments can block out sunlight to the residence on the upper floor;
- List price of the property does not include GST or legal fees;
- All measurements and lot sizes must be confirmed.

**FOR SALE** | 234 - 17 Avenue SE

## PROPERTY OVERVIEW

<b>Address:</b>	234 - 17th Avenue SE
<b>District:</b>	Beltline
<b>Zoning:</b>	C-3
<b>Year Built:</b>	1955
<b>Building Area:</b>	Main Floor - 2,130 SF Second Floor - 1,773 SF Basement - 1,928 SF <b>Total Above Grade - 3,903 SF</b>
<b>Site Area:</b>	2,995.25 SF
<b>Parking:</b>	Lot and Street
<b>Sale Price:</b>	\$2,200,000
<b>Property Tax (est. 2023):</b>	\$20,334.57
<b>Availability:</b>	Immediate



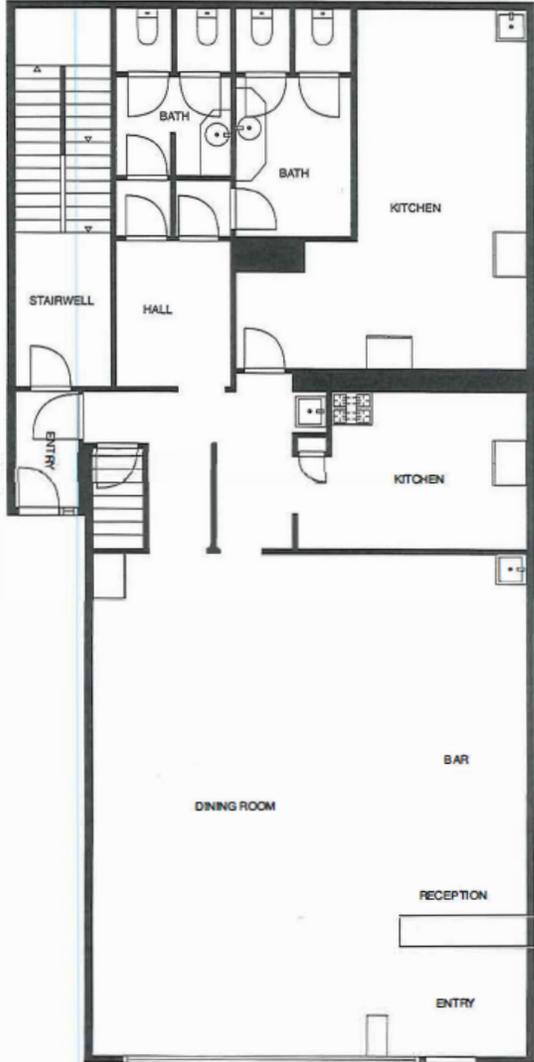
# ADDITIONAL PHOTOS // 234 - 17th Avenue SE



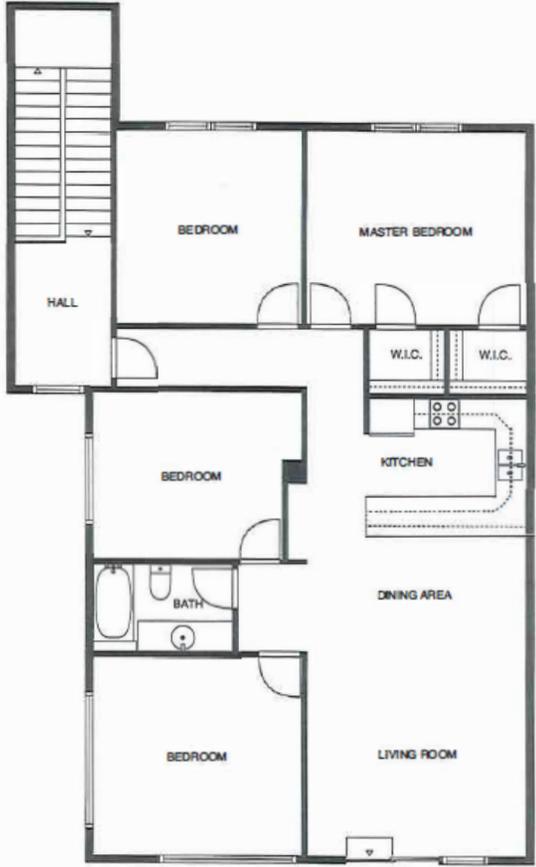
# FLOORPLANS



BASEMENT

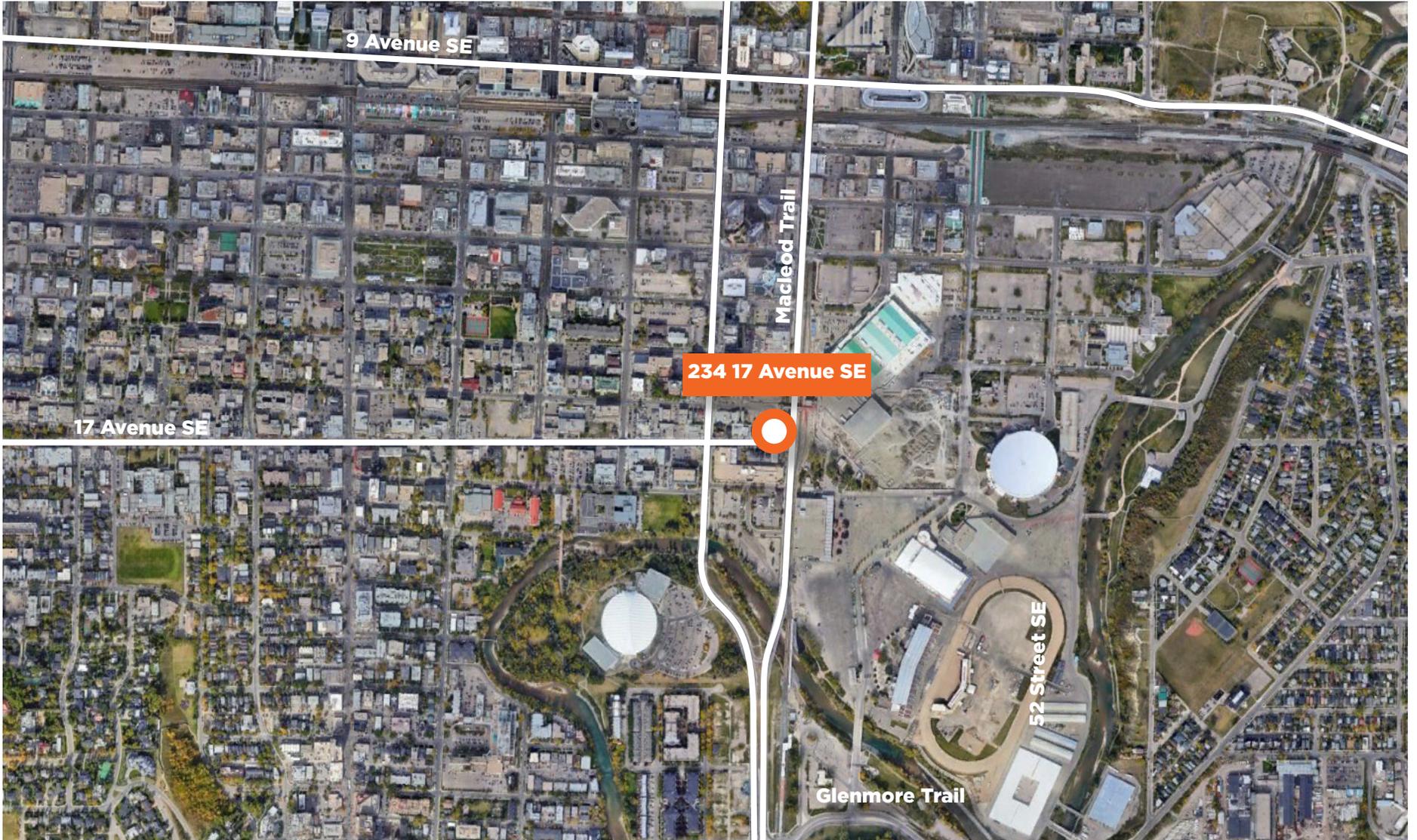


MAIN LEVEL



UPPER LEVEL

# LOCATION



**Drive Times:**

Memorial Drive: **6 minutes**  
Deerfoot Trail: **8 minutes**

Stoney Trail: **18 minutes**  
Macleod Trail: **1 minute**

Calgary Airport: **20 minutes**  
Calgary Downtown: **4 minutes**



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