

# \$3,390,000 - 1804 1st Street Nw, Calgary

MLS® #A2168531

**\$3,390,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.12 Acres

Tuxedo Park, Calgary, Alberta

Investment Opportunity. The property features 8 tenants on triple net leases with attractive term balances. Tenant mix is street front retail with professional & personal service uses on the 2nd level. The Kelly Block is located in the busy commercial district of Tuxedo Park in central NW Calgary. The property is a 2-storey brick building constructed in 1912, blending historic appeal & modern functionality. It has undergone substantial renovations and is well maintained. The location offers visibility & easy access to major roads & public transportation. Qualified interested parties may receive access to a data room upon registration and signing of a confidentiality agreement.

Built in 1912

## Essential Information

MLS® #	A2168531
Price	\$3,390,000
Bathrooms	0.00
Acres	0.12
Year Built	1912
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	1804 1st Street Nw
Subdivision	Tuxedo Park



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2T2

### **Amenities**

Utilities	Natural Gas Connected
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### **Interior**

Heating	Natural Gas, Boiler
Cooling	Full

### **Exterior**

Lot Description	Level
Roof	Flat, See Remarks
Construction	Wood Frame, Brick, Concrete, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 25th, 2024
Days on Market	190
Zoning	Commercial-Community 2 Di

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
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