

# \$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
-----------	-----------------------

### 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	241
Zoning	Commercial-Community 2 Di

### Listing Details

Listing Office	CDN Global Advisors Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.