

# \$3,750,000 - 4402 17 Avenue Se, Calgary

MLS® #A2153407

**\$3,750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Forest Lawn, Calgary, Alberta

2 Storey building on 17th Ave SE For Sale, Main Floor is leased to restaurant and lounge, 2nd floor has 8 apartment units and fully rented. property with two vacant sites behind the building included in price and used for parking. Building available with existing restaurant and lounge tenants or available with main floor vacant. Priced below replacement cost. Lower level is developed with 2434 Sq. Ft, Total including lower level 17,580 Sq. Ft. Land size including extra parking 21,700 Sq. Ft.

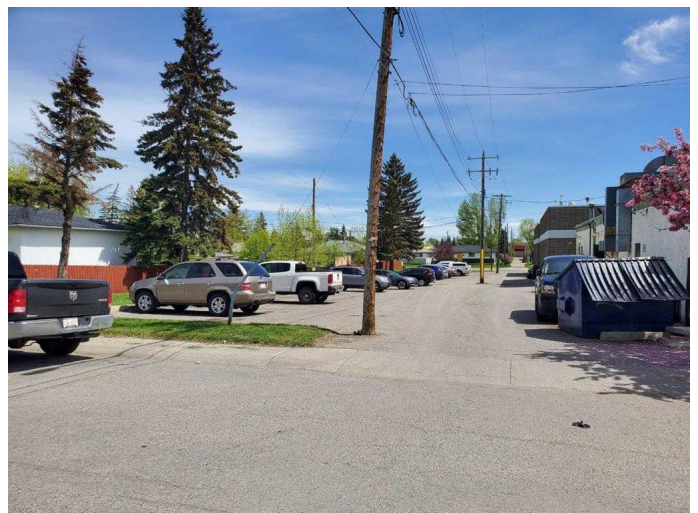
Built in 1992

## Essential Information

MLS® #	A2153407
Price	\$3,750,000
Bathrooms	0.00
Acres	0.00
Year Built	1992
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	4402 17 Avenue Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta



Postal Code            T2A 0T6

**Interior**

Heating                Forced Air, Natural Gas  
Cooling                Central Air, Full

**Exterior**

Roof                    Clay Tile

**Additional Information**

Date Listed            July 26th, 2024  
Days on Market       281  
Zoning                  MU-1 DC

**Listing Details**

Listing Office           Grey Rock Properties

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.