

4504 - 4518 17 AVE SE

COMMERCIAL LAND & BUILDING

IDEAL LOCATION FOR RETAIL, PROFESSIONAL SERVICES & RESIDENTIAL



LOCATION - FOREST LAWN

Located on International Avenue. This lot has immediate access to public transit, foot traffic and is only 10 minutes from the Downtown Core. Easy access to Sunridge Industrial & Business Areas.

Excellent development opportunity in the heart of International Avenue! Comprised of 2 titled lots and zoned for mixed use (MU-1 f4.5h20), this 17th Ave facing lot measures a total of 253' x 94' (23,784 sqft). Situated on the east corner, the 6,540 sq ft commercial building is the perfect spot for retail and office space. Currently divided into 3 units with 2 suites on the westside at 1,968 sq ft each and a 2,087 sq ft 2 storey unit on the east side. Many potential uses for the vacant lot with MU-1 zoning, this area allows for commercial and residential development, utilizes as a park & ride while you plan your next project. Lots of foot traffic makes for a desirable retail location.

PRESENTED BY:
CHRIS ZAHARKO - ASSOCIATE
ROYAL LEPAGE BENCHMARK

CONTACT

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- 2 Titled Lots - Totaling 23,784 sq ft
- Existing 6,540 sq ft Commercial Building Contains 3 Separate Units
- Sale Price: \$2,499,000
- Possession: Immediate
- MLS# A2086560