

ROYAL LEPAGE

Benchmark

INDEPENDENTLY OWNED AND OPERATED

FOR SALE



1912-1924 ST SW & 3717 17 AVE SW

COMMERCIAL LAND ASSEMBLY

IDEAL OPPORTUNITY FOR RE-DEVELOPMENT, INVESTMENT OR HOLDING



LOCATION - KILLARNEY

Sale Price: \$6,900,000

Possession: Immediate

Located on the corner of 17th Ave & 37 St SW, this massive land assembly is the perfect location for re-development. This parcel of land includes 4 titled properties: 3717 17 Ave SW & 1912, 1976 & 1924 37 St SW. At 290' x 120' the total available lot size is 34,800 ft. An income generator, all units are fully leased, many are long time tenants. The property is comprised of 2 strip malls (MU-2 F5.0h26) and a 2 unit residential property (MU-2 F3.0h16) and currently allows for a potential of 162,000 sq ft of new development.

PRESENTED BY:
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ROYAL LEPAGE BENCHMARK

CONTACT



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- 4 Titled Lots - Totaling 34,800 ft
- Existing 14,129 sq ft Commercial Space & 1,800 sq ft of Residential Investment
- Taxes: \$98,076 (2023)
- Annual Operating Income (2023): \$285,365
- Gross Operating Income (2023): \$438,717
- Current Leases: Rent Per sq ft + OP Costs

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