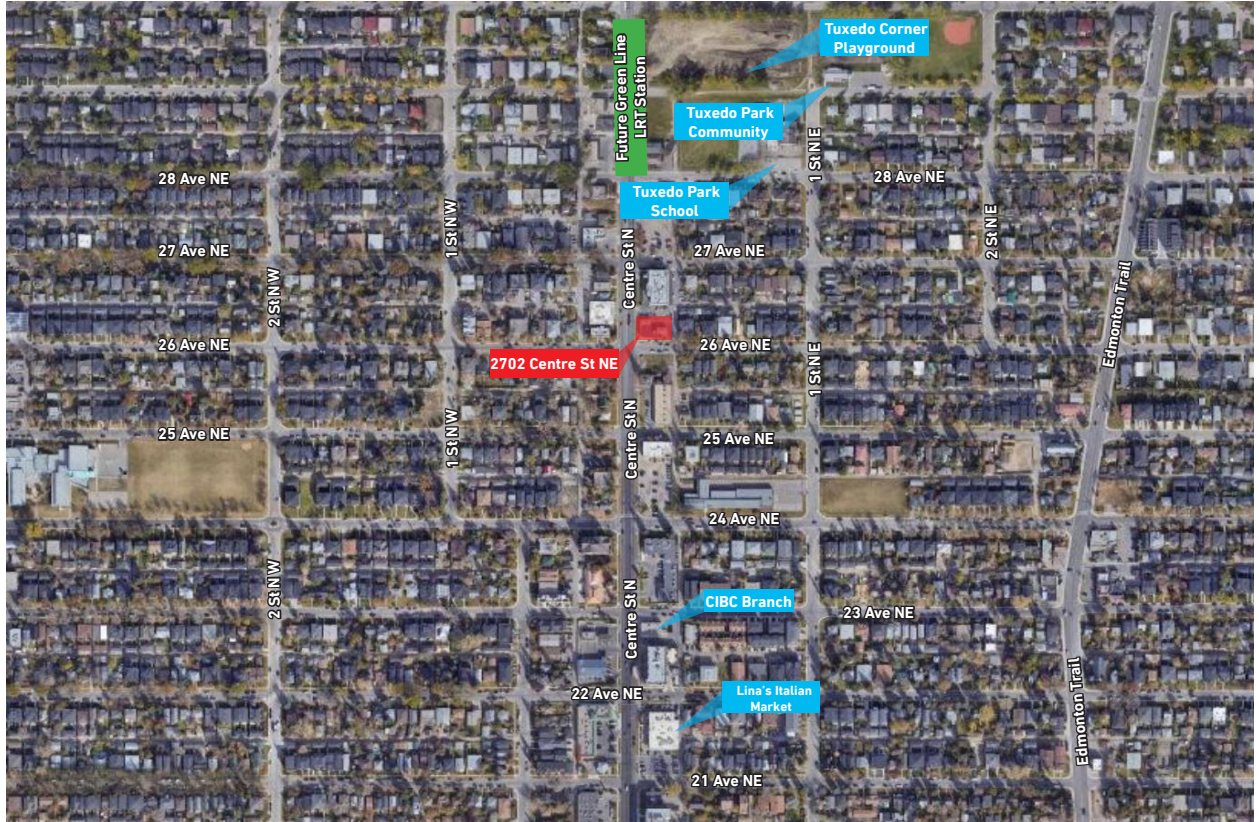


# Tuxedo Corner Redevelopment

## 2702 Centre Street NE Calgary, AB

- Rare opportunity to restore or re-develop a prime corner site, just blocks from a future Green Line LRT Station.
- 80' frontage on Centre Street N, a future mixed-use development would serve thriving retail businesses.
- 8400+/- sqft of land, there are opportunities to rezone the property for increased density, for an estimated 33,600 buildable sqft.
- Existing rendering show what's possible with current C-COR2f1.0h10 zoning.
- Located within the 10 min. walking distance TOD zone of the future Green Line station at 28 Avenue N, take advantage of the booming Calgary market and develop a stunning property for your portfolio.
- The existing buildings consist of a 2,937 sqft former restaurant/retail structure, and a 720 sqft bungalow with full basement (restoration in progress and buildings in as-is condition).
- Rehabilitate or rebuild with amazing upside and opportunity. Unique opportunity for an industrious builder/developer.





**2702 Centre Street NE Calgary, AB T2E 2V6**

**Commercial**  
**Active**

[A2157754](#)

**PD:**

**DOM:** 0

**LP:** \$1,600,000.00

**LR:**

**OP:** \$1,600,000.00



**Trans Type:** For Sale  
**County:** Calgary  
**Type:** Mixed Use  
**Bus Type:**  
**Building Type:** Commercial Mix, Free-Standing, Retail, See Remarks

**Title:** Fee Simple  
**City:** Calgary  
**SQFT:** 3,657  
**Year Built:** 1952  
**Business:** No

**Subdivision:** Tuxedo Park  
**LINC#:** [0016579501](#)  
**Legal Desc:** 2617AG;22;17-19  
**Legal Pln:** 2617AG **Blk:** 22

**# Floors:** 1  
**# Buildings:**  
**Lot:** 17-19

**Zoning:** C-COR2 f1.0h10  
**Lot Size:** 8395 SqFt  
**Exclusions:** No  
**Reports:** Building Plans  
**Restrictions:** Airspace Restriction  
**Disclosure:**  
**Owner Type:**  
**Possession:** Immediate

**Tax Amt:** \$32,891.00  
**Tax Year:** 2023  
**SRR:** No  
**Leg Unit #:**

Recent Change: **08/16/2024 : NEW**

**Public Remarks:** Rare opportunity to restore or re-develop a prime corner site, just blocks from a future Green Line LRT Station. Boasting 80' frontage on Centre Street N, a future mixed-use development would serve thriving retail businesses. At 8400+/- sq ft of land, there are opportunities to rezone the property for increased density, for an estimated 33,600 buildable sq ft. Existing rendering show what's possible with current C-COR2f1.0h10 zoning. Located within the 10-min walking distance TOD zone of the future Green Line station at 28 Avenue N, take advantage of the booming Calgary market and develop a stunning property for your portfolio. The existing buildings consist of a 2,937 sq ft former restaurant/retail structure, and a 720 sq ft bungalow with full basement (restoration in progress and buildings in as-is condition). Rehabilitate or rebuild with amazing upside and opportunity. Unique opportunity for an industrious builder/developer. Call today!

**Property Information**

**Building Area:** 3,657.00  
**Lot Size Dim:**  
**Exclusions:** N/A  
**Inclusions:** N/A

**Nearest Town:**  
**Floor Thick:**

**Frontage:** 80.00  
**Lot Depth:** 105.00



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