

**FOR SALE**  
**3415 - 26 Avenue SW**

**Calgary, AB**



**FOR SALE**  
**\$950,000**

### Highlights

- Prime Killarney/Glengarry Location
- CN-1 Retail Store-Strip
- 3,200 sq feet of main floor with 1,358 of usable basement
- Rear Alley access for parking or shipping.
- Tremendous Access to one of the cities trendiest areas
- Opportunity of owner/user

FOR FURTHER INFORMATION, PLEASE CONTACT:

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**NAI Commercial**

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### Location Map



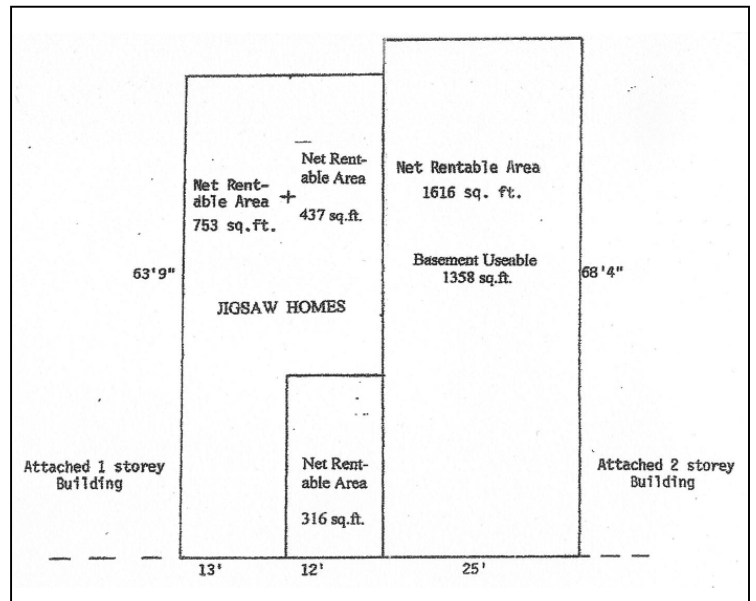
### Assessment Map



### Property Description

- Number of Tenants:** 3
- Age of Building:** 1953
- Land Area:** 15.24 W x 27.43 L = 4,500 sq. ft.
- Operating Income:** TBD
- Zoning:** Commercial – Neighbourhood 1 (C-N1) District
- Permitted Uses Include:** Accessory/Specialty/Take-Out Food Service; Convenience Food Store; Counseling Service, Financial Institution, Fitness Centre; Health Services Laboratory, Medical Clinic; Pet Care Service
- Price:** \$950,000

### Site Plan



# NAI Commercial

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.



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