

**1804 1st Street NW**  
**Calgary, Alberta**

**MLS # A2168531**



**\$3,390,000**

**Division:** Tuxedo Park

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** The Kelly Block

**Bus. Name:** -

**Size:** 8,090 sq.ft.

**Zoning:** Commercial-Community 2 Di

**Heating:** Boiler, Natural Gas

**Floors:** -

**Roof:** Flat, See Remarks

**Exterior:** Brick, Concrete, See Remarks, Wood Frame

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** All goods that are attached to the building that belong to the Property owner shall be included in sale.

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Natural Gas Connected

**Parking:** -

**Lot Size:** 0.12 Acre

**Lot Feat:** Level

Investment Opportunity. The property features 8 tenants on triple net leases with attractive term balances. Tenant mix is street front retail with professional & personal service uses on the 2nd level. The Kelly Block is located in the busy commercial district of Tuxedo Park in central NW Calgary. The property is a 2-storey brick building constructed in 1912, blending historic appeal & modern functionality. It has undergone substantial renovations and is well maintained. The location offers visibility & easy access to major roads & public transportation. Qualified interested parties may receive access to a data room upon registration and signing of a confidentiality agreement.