

## FOR SALE 9,229 SF <u>+</u> on 1.31 AC Judicial Sale



# Freestanding Commercial Building 2730 23 Street NE | Calgary, AB

#### PROPERTY HIGHLIGHTS

- Freestanding building with flexible C-COR3 zoning that allows for a wide variety of commercial uses, including medical, retail, wellness, grocery, and childcare.
- High-exposure location along 27th Avenue NE with excellent visibility and easy access to Barlow Trail, Trans-Canada Hwy, and Deerfoot Trail.
- Ample on-site parking to accommodate customer and staff parking, delivery vehicles, and future expansion potential.
- Located in a high-demand area, surrounded by residential communities and commercial amenities; near Calgary International Airport.
- Meets site criteria for childcare licensing, medical, wellness, and retail users/tenants.

#### PROPERTY DETAILS

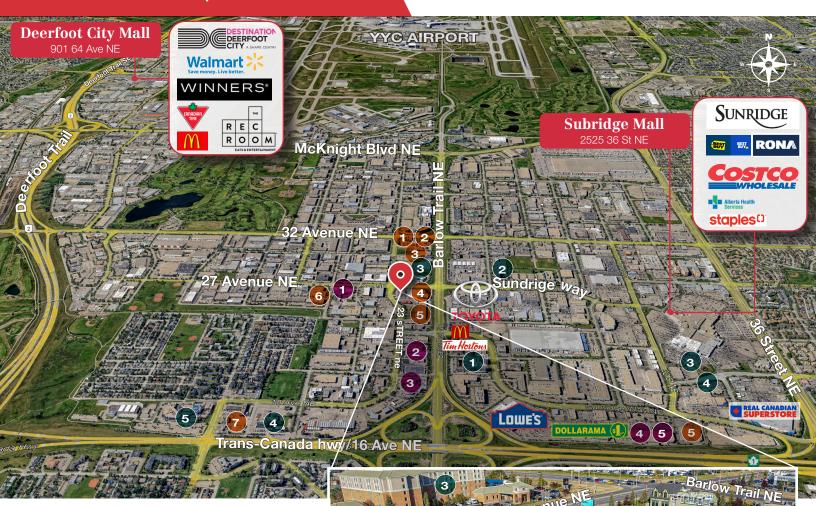
DISTRICT	Vista Heights	
LEGAL DESCRIPTION	Plan: 9912856, Block: 1, Lot: 5	
ZONING	C-COR3	
SITE SIZE	1.31 AC	
TOTAL AREA	9,229 SF	
LOADING	1 Drive-in Door	
PROPERTY TAXES	\$67,296.13	
SALE PRICE	\$4,970,000	

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## **AREA DEMOGRAPHICS**

Source: CoStar

POPULATION	2 KM	5 KM	10 KM
2023	9,041	163,688	561,958
2028	10,059	184,603	638,091
2033	11,070	204,702	712,011
Growth 2023-2028	2.3%	2.6%	2.7%
Growth 2021 - 2031	2.2\$	2.5%	2.7%
Daytime Population	22,337	209,827	770,888

## **AMENITIES**



### Food, Drinks & Market

- Joey Barlow
- 2. Earls
- Wholesale Club
- Shark Club Sports & Gill
- Karma Fine Indian Cuisine



#### **Hotels**

- Four Points by Sheraton
- Emerald Hotel & Suites
- 3. Royal Hotel Calgary, Trademark Collection by Wyndham

23 Street NE

- Doubletree by Hilton
- Best Western Airport Inn



#### **Shopping**

- NAPA Auto Parts
- Eastside Kia
- Calgary Hyundai
- PetSmart
- Homesense





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