

PRICE REDUCED



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 (TBV by the Buyer).

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 \$4,490,000

FOR SALE

9,229 SF ± on 1.31 AC

2730 23 Street NE | Judicial Sale

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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

1. Joey Barlow
2. Earls
3. Wholesale Club
4. Shark Club Sports & Gill
5. Karma Fine Indian Cuisine



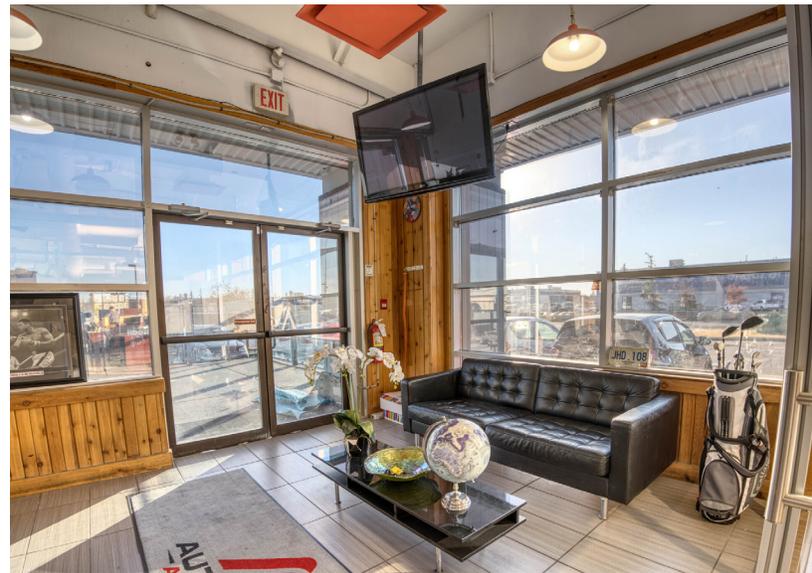
Hotels

1. Four Points by Sheraton
2. Emerald Hotel & Suites
3. Royal Hotel Calgary, Trademark Collection by Wyndham
4. Doubletree by Hilton
5. Best Western Airport Inn



Shopping

1. NAPA Auto Parts
2. Eastside Kia
3. Calgary Hyundai
4. PetSmart
5. Homesense



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