



Mixed-Use Medical Investment

Mixed-Use Medical & Multi-Family Building | 1133 17 Ave NW, Calgary, AB T2M 0P7

PROPERTY HIGHLIGHTS

- **Rare NW Calgary Opportunity:** 3,641 SF vacant medical space with Health Care Services permitted on the main floor
- Mixed-use concrete building featuring 8 fully leased 2 BD/1 BA apartments, ready for renovations to capture higher inner-city NW rental rates
- Main floor zoned for Healthcare Services
- Prime location adjacent to 16th Ave with panoramic SAIT views
- Medical users benefit from 12 dedicated front parking stalls plus street parking; residents share 11 rear paved stalls
- High-ceiling basement commercial space, currently leased to an off-hours Place of Worship — rare for a mixed-use property
- Over **\$152,000** invested in recent mechanical, boiler, parking lot, and façade improvements

FOR SALE

±13,203 SF

INVESTMENT PROPERTY

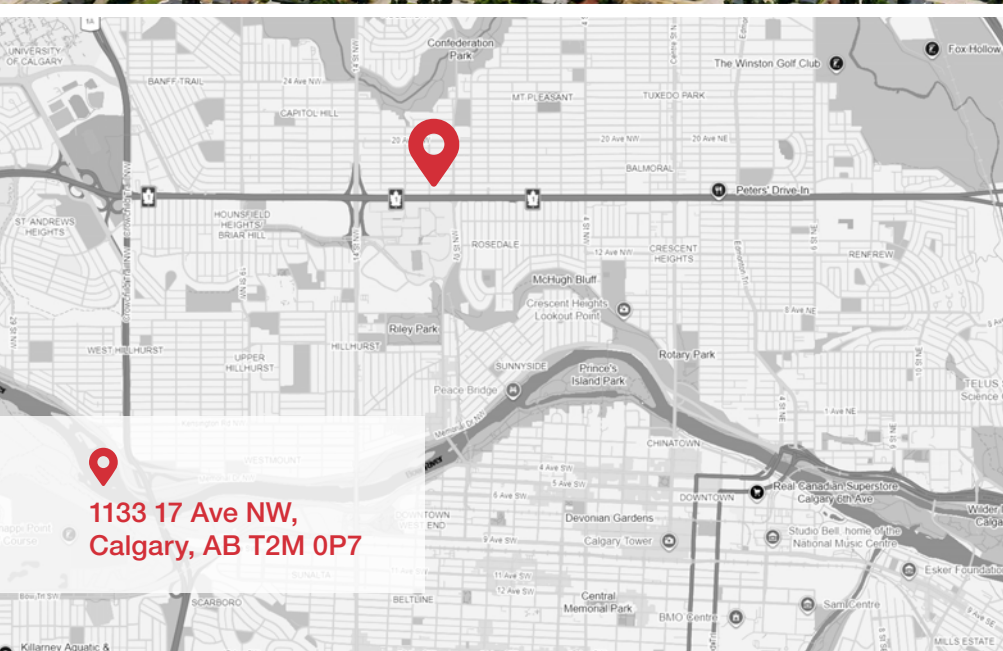
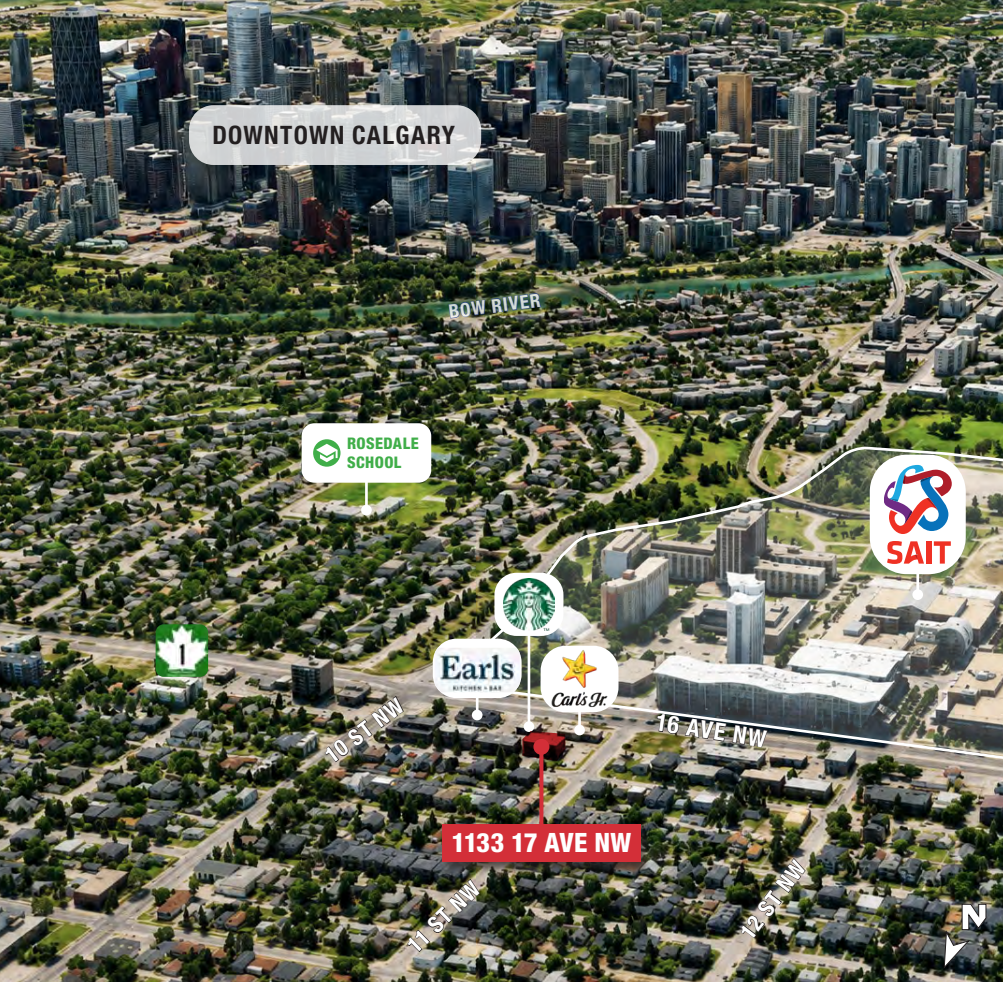
For more information,
please contact:



Blair Best | Associate, Capital Markets

+1 403 669 3969

bbest@naiadvent.com



ADVENT COMMERCIAL REAL ESTATE CORP.

OPPORTUNITY OVERVIEW

The property offers a unique opportunity with the second and third floors, as well as the basement, fully leased and generating stable in-place income. The move-in-ready main floor is zoned for Health Care Services, providing an ideal opportunity for an owner-user to establish their practice while benefiting from existing cash flow.

ABOUT THE PROPERTY

LEGAL ADDRESS	Plan: 0010520; Units: 1-10
YEAR BUILT	1971
SITE SIZE	±11,948 SF
BUILDING SIZE	±13,203 SF
2ND & 3RD FLOOR	±843 SF, 8 - 2 BD / 1 BA
MAIN FLOOR	±3,641 SF
BASEMENT	±2,818 SF
ZONING	DC (M-C2)
PARKING	12 Commercial stalls, 11 Apartment stalls
OP COSTS	\$9.00 PSF
LEASE RATE	Market
PROPERTY TAXES	\$42,915.98 (2026)
PURCHASE PRICE	\$3,590,000

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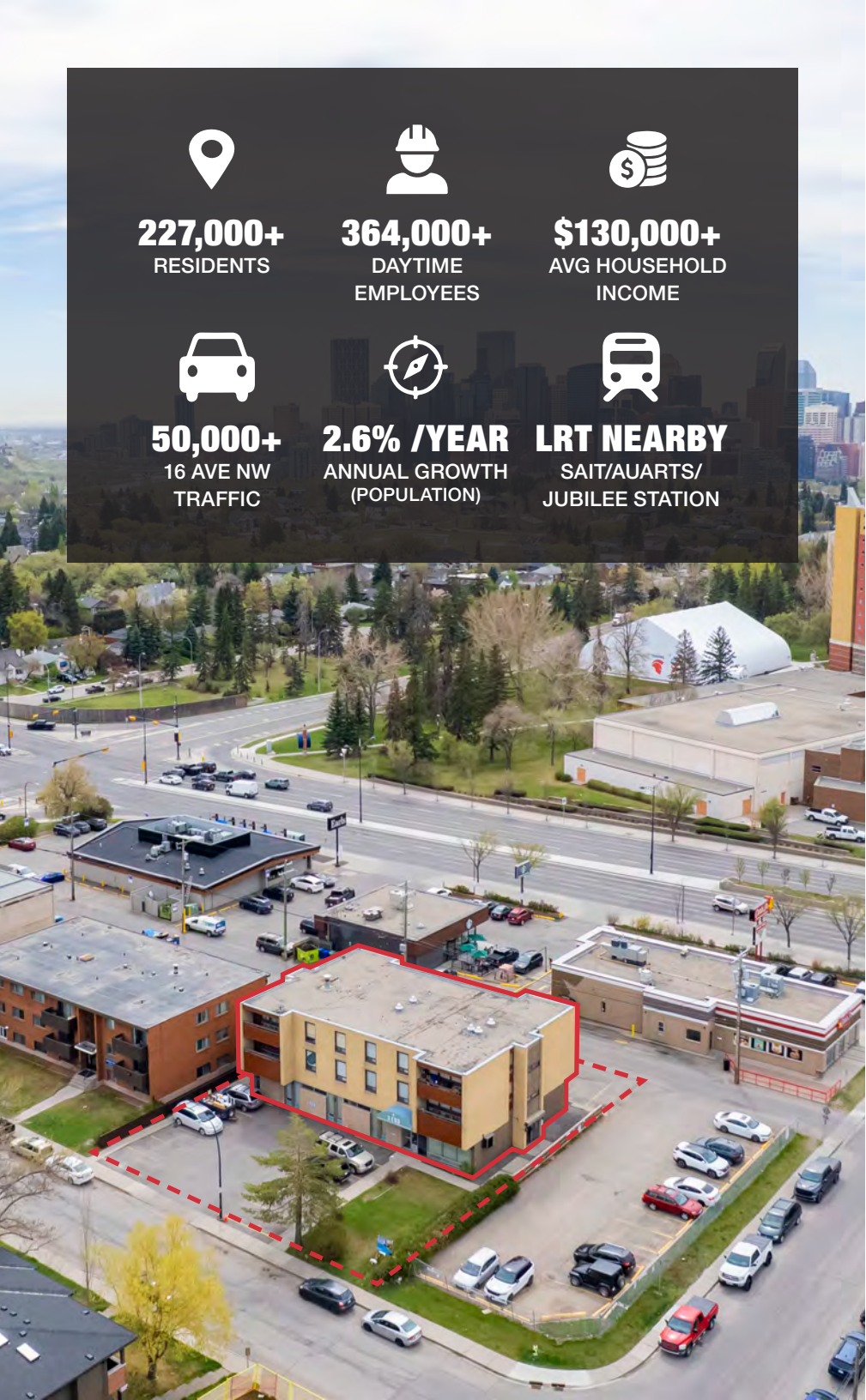
+1 403 669 3969

bbest@naiadvent.com

3633 8 St SE, Calgary, AB T2G 3A5

403 984 9800

naiadvent.com





227,000+
RESIDENTS



364,000+
DAYTIME
EMPLOYEES



\$130,000+
AVG HOUSEHOLD
INCOME



50,000+
16 AVE NW
TRAFFIC



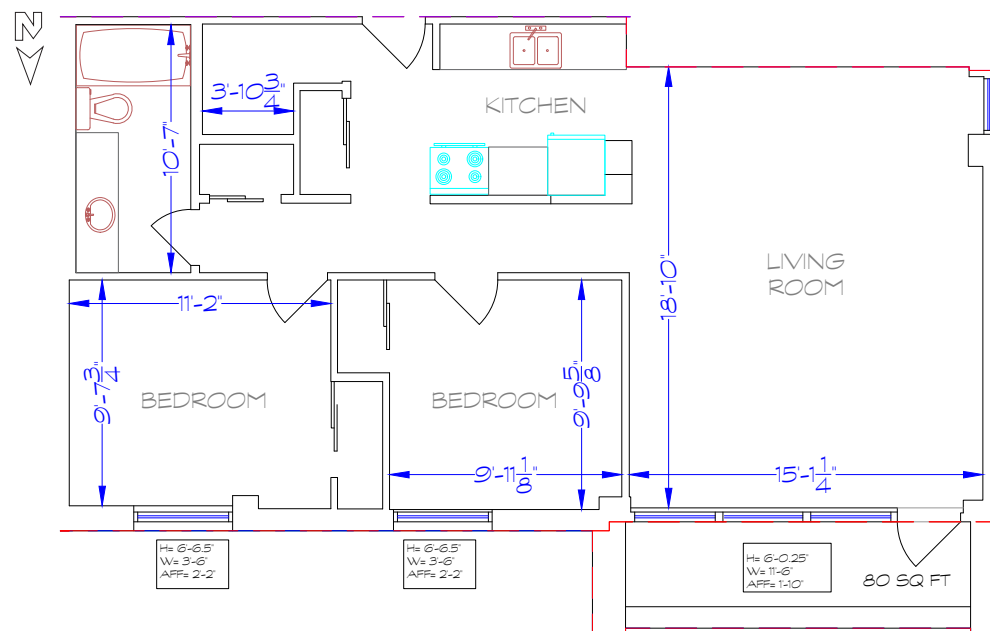
2.6% /YEAR
ANNUAL GROWTH
(POPULATION)



LRT NEARBY
SAIT/AUARTS/
JUBILEE STATION

BASEMENT FLOOR PLAN

ALL 8 APARTMENTS - 2 BED / 1 BATH



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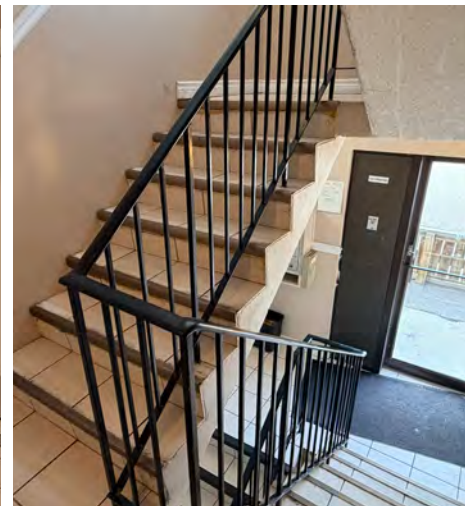


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PROPERTY PHOTOS - APARTMENTS



PROPERTY PHOTOS - MAIN FLOOR / BASEMENT



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