

# \$1,200,000 - 2225 15 Street Se, Calgary

MLS® #A2158885

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

Alyth/Bonnybrook, Calgary, Alberta

Explore an unparalleled investment opportunity on a 7,380 square foot inner city lot. This classic brick standalone building is in pristine condition and ideally situated on a high exposure corner nestled next to Inglewood. With 1,538 square feet of space on the main floor of the building, and an additional 1,588 square feet below. A truly rare commodity full of unique character and charm, with vast 13 ft ceilings on the main level, distinctive mullioned windows, and crisp black features throughout the exterior. Orientation of the interior is extremely versatile, whether used as a showroom, office space, or converted into something completely innovative. The site would be ideal for an owner-user looking to optimize use of the huge basement space, which could function as anything from storage, to a workshop, gallery, warehouse, private meeting rooms, or staff areas. The advertising value and brand visibility component is unmatched as the site is directly located at the intersection between Blackfoot Trail and Alyth Rd SE. The space comes equipped with all the necessary features of a commercial building, including two bathrooms below, a built-in shelving unit with sink on the main, as well as in-floor heating via boiler upstairs, new A/C installed in 2017, and a Security System with cameras already wired in. Electrical and plumbing was all upgraded to code in 1993. Building also features digital connectivity infrastructure for both high-speed cable coax (Rogers) and direct fiber-to-the-premises



(Telus). The location is truly something to behold with unlimited marketing potential, ease of accessibility for future clientele, and lots of extra space to utilize both inside and out, such as creatively fitting 10 parking stalls. Envision your business thriving in this one-of-a-kind industrial structure positioned in a desirable inner city district.

Built in 1952

### **Essential Information**

MLS® #	A2158885
Price	\$1,200,000
Bathrooms	0.00
Acres	0.17
Year Built	1952
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	2225 15 Street Se
Subdivision	Alyth/Bonnybrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3M3

### **Amenities**

Parking Spaces	10
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### **Interior**

Heating	In Floor, Forced Air
Cooling	Central Air

### **Exterior**

Lot Description	Low Maintenance Landscape, Open Lot, Near Public Transit
Roof	Tar/Gravel
Construction	Brick

Foundation            Poured Concrete

### **Additional Information**

Date Listed            October 2nd, 2024

Days on Market        201

Zoning                 I-G

### **Listing Details**

Listing Office           CIR Realty

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