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# FOR SALE/LEASE

1837 20 Avenue NW | Calgary, AB  
1,640 SF

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## PROPERTY DETAILS

- Building Size (+/-) 3,970 SF
- Year Built 1960
- Parking 1:1,000
- Lot Size (+/-) 0.17 AC / 7,502 SF
- Zoning C-N1
- FAR 1.0
- Sale Price Please call agent
- Property Tax ~ \$9,500 (Annually)

## LEASE DETAILS

- Size (+/-) 1,640 SF
- Term 5-10 years
- Asking Rate Market
- TIA Negotiable
- Operating Expenses 8.94\$ (est. 2019)  
Separately metered utilities
- Availability Immediately

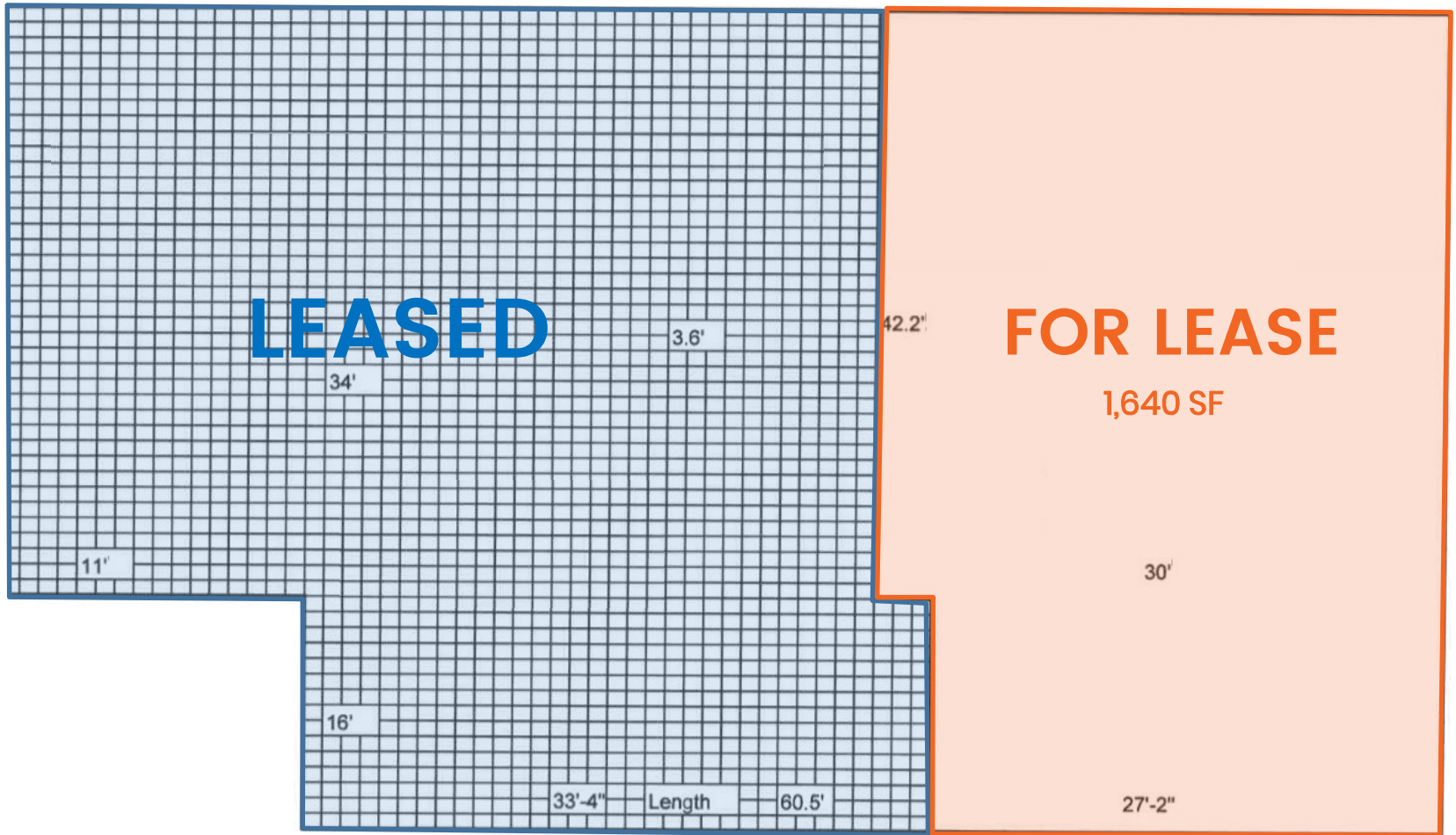


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## PROPERTY HIGHLIGHTS

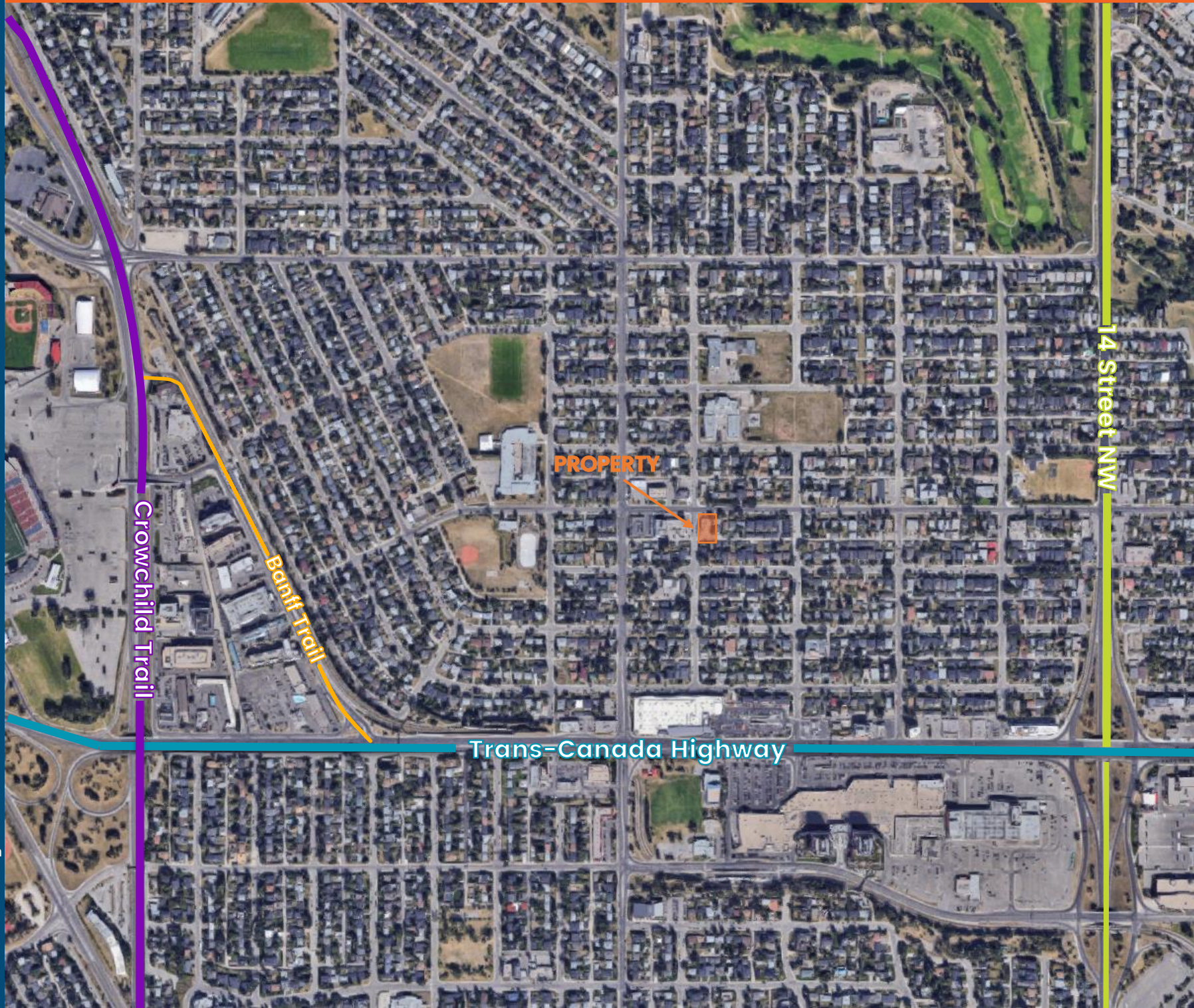
- Great retail frontage with high exposure
- On site and street parking available
- Close proximity to retail amenities and city transit
- Easily accessible to Trans-Canada Highway and Crowchild Trail

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## Permitted Uses

- Park
- Sign – Class A, B, & D
- Utilities
- Accessory Food Service
- Convenience Food Store
- Counselling Service
- Financial Institution
- Fitness Centre
- Health Services Laboratory – With Clients
- Home Based Child Care – Class 1
- Information & Service Provider
- Instructional Facility
- Library
- Medical Clinic
- Office
- Pet Care Service
- Print Centre
- Protective & Emergency Service
- Restaurant: Food Service Only – Small
- Retail & Consumer Service
- Specialty Food Store
- Take Out Food Service

## Discretionary Uses

- Addiction Treatment
- Artist's Studio
- Assisted Living
- Brewery, Winery, & Distillery
- Cannabis Counselling
- Cannabis Store
- Child Care Service
- Computer Games Facility
- Custodial Care
- Drinking Establishment – Small
- Dwelling Unit
- Food Production
- Home Occupation – Class 2
- Liquor Store
- Live Work Unit
- Market
- Outdoor Café
- Place of Worship – Small
- Power Generation Facility – Small
- Residential Care
- Restaurant: Neighbourhood
- Service Organization
- Social Organization
- Special Function – Class 2
- Utility Building

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\*\*\*\* Permitted uses listed are discretionary uses if located in proposed buildings/additions to existing buildings or if proposed in an existing building that does not have at least one commercial use that has been approved after the parcel was designated as a commercial land use district.