

\$4,500,000 - 606 Meredith Road Ne, Calgary

MLS® #A1140485

\$4,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0 Acres

Bridgeland/Riverside, Calgary, Alberta

Rare opportunity to own one of Calgary's iconic heritage buildings. The De Waal block has stood as a distinguishing feature of Bridgeland since constructed in 1910. The two storey wood frame and brick building features 6,761 sf of retail / commercial bays on the main level and an additional 6,412 sf of residential/office loft inspired living space on the second floor. The property has undergone a full restoration in 2001, received the prestigious Calgary Heritage Authority's "Lion Award" for outstanding renovation, and has been meticulously maintained since. The property is identified as a Municipal Heritage Resource, (however is un-designated) which allows complete flexibility for a new owner to determine future designation and use. Main floor anchor tenants include Jin Bar, EKKO Cabinetry and the Sparrow Arts Centre, amongst others. The half acre lot accommodates over 35 grade level parking spaces plus additional street parking. Outstanding location across from Benevity and a stones throw to the Bow River, Downtown and will be just steps from several new major high rise Condo projects that will significantly increase foot traffic. The property shows excellent tenant retention and long term re-development opportunities.

Built in 1910

Essential Information



MLS® #	A1140485
Price	\$4,500,000
Bathrooms	0.00
Acres	0.00
Year Built	1910
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	606 Meredith Road Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2W5

Amenities

Parking Spaces	35
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Interior

Heating	Boiler
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Exterior

Lot Description	Paved, Corner Lot, Street Lighting, Near Public Transit
Roof	Flat
Construction	Brick, Stone

Additional Information

Date Listed	October 1st, 2021
Days on Market	105
Zoning	MU-2.f4.0h34

Listing Details

Listing Office	Courtesy Of REAL BROKER
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