

FOR SALE

1850 - 14 STREET SW

STANDALONE BUILDING LOCATED IN LOWER MOUNT ROYAL

Alexi Olcheski
President & CEO
403 971 5167
alexi.olcheski@kpliglobal.com

Estelle Tran
Managing Director
403 993 2898
estelle.tran@kpliglobal.com

Anastasiya Gryshchenko
Vice President
403 888 1748
anastasiya.gry@kpliglobal.com

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Property Details

1850 - 14 STREET SW

Property Type
Standalone Building

Building Size
Office - 4,858 sf
Garage - 406 sf

Parking
9 surface stalls
2 garage stalls

Land Size
0.15 acres

Zoning
Direct Control 90Z9

Year Built (Office):
1912

Year Built (Garage)
1960



Property Highlights

Location

Prominent corner building in a highly desirable area

High Exposure

Excellent visibility with outstanding signage opportunity along 14 Street

Parking

Ample on-site parking complemented by free street parking nearby

Flexible Zoning

Accommodates a wide range of commercial uses

Amenity Rich

Minutes to Restaurants, Cafés, and amenities



Direct Control 90Z92 - Permitted Uses

1850 - 14 STREET SW

A Direct Control (DC) is a customized land use designation. It has a list of allowable uses and a set of rules specific to a particular property or development. Most DC designations include a cross-reference to the rules of one of the standard designations of the Land Use Bylaw (e.g. R-1, R-2, I-G, etc.). A road right of way (i.e. a public road) has no legal description and no land use designation. Therefore, a road right of way is 'undesignated'

Land Use

- The land use shall be for a business management office and a residence located in the building existing on site on the date of approval of this by-law only

Development Guidelines

- The General rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1 District shall apply unless otherwise noted below
 - a. Parking**
 - Parking shall be provided on site to the satisfaction of the Approving Authority.
 - b. Development Plans**
 - Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.

C-1 & C-1A Local Commercial Districts

(1) Purpose

- The purpose of this district is to provide for retail commercial and personal service uses which do not rely on patronage from beyond the immediate neighbourhoods.

(2) Permitted Uses

Except for utilities, essential public services and parks and playgrounds, the following uses shall be permitted only within existing buildings and where no drive-in or drive-through facility is provided:

- Essential public services
- Essential public services
- Home occupations - Class 1
- Financial institutions
- Medical clinics
- Offices
- Parks and playgrounds
- Personal service businesses
- Restaurants-food service only
- Retail food stores
- Retail stores
- Signs - Class 1
- Utilities
- Veterinary clinics

Direct Control 90Z92 - Discretionary Uses

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C-1 & C-1A Local Commercial Districts

(4) Discretionary Uses

In addition to the following uses, those uses that are Permitted in existing buildings, or which provide a drive-in or drive-through facility, shall be Discretionary in proposed buildings:

(a) C-1

- Accessory food services
- Athletic and recreational facilities
- Automotive services (not containing a Grocery store)
- Billiard parlours
- Child care facilities
- Commercial schools
- Dwelling units
- Drinking establishments
- Home occupations - Class 2 (N.P.)
- Liquor stores
- Outdoor cafes (N.P.)
- Parking areas
- Power Generation Facility, Mid-scale
- Power Generation Facility, Small-scale
- Public and quasi-public buildings
- Restaurants-licensed
- Shopping centres, neighbourhood (C.U.)
- Signs - Class 2
- Special care facilities
- Special function tents (commercial)
- Take-out food services
- Utility building

(b) C-1A

In addition to the General Rules for Commercial Districts contained in Section 33 and the Permitted Use Rules contained in Section 35(3), the following rules shall apply:

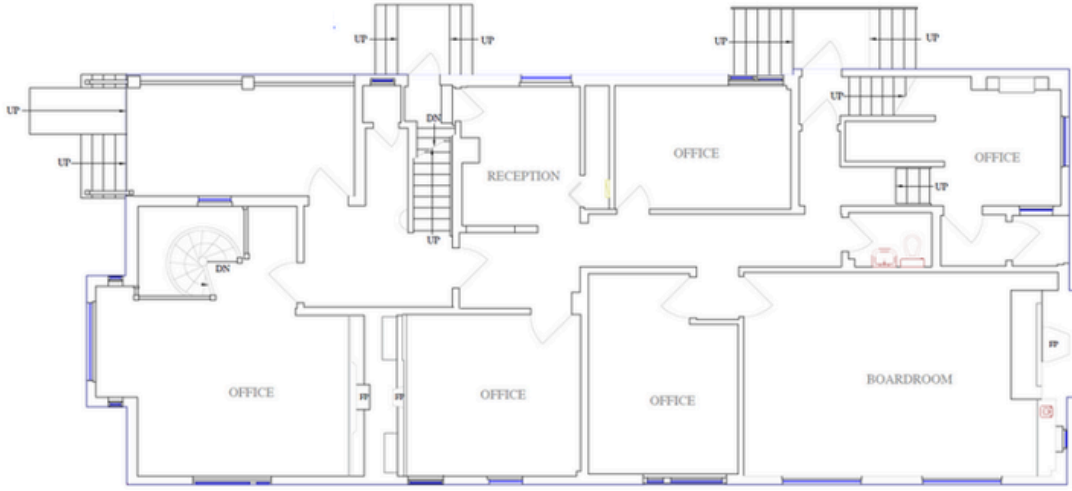
- Automotive services (containing a Grocery store)
- Grocery Stores

Note: C.U. - Certainty of Land Use Only is afforded applications that meet the requirements of Section 11(2)(b).

Main Floor

2,210.9 sf

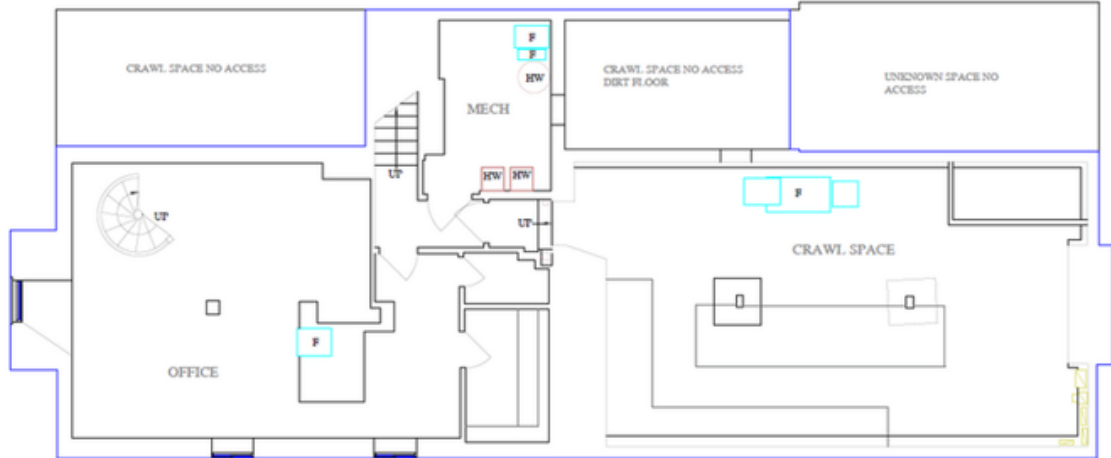
- Reception
- 5 Offices
- Boardroom
- Washroom



Lower Floor

1,760.3 sf

- Office
- Washroom
- Kitchen
- Crawl Space



Upper Floor

2,183.2 sf

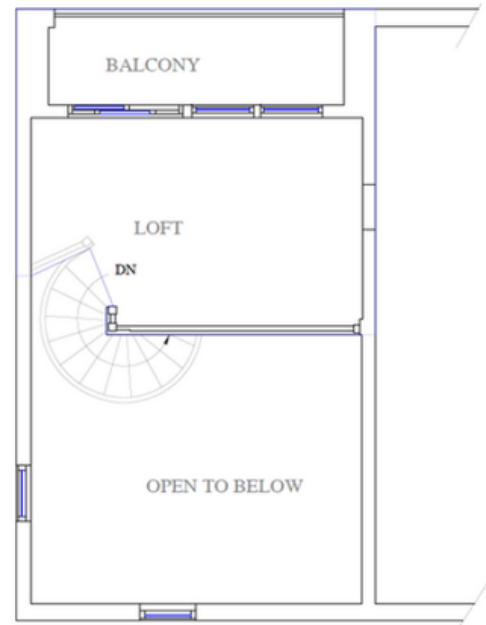
- 7 Offices
- Server room
- Kitchen



Loft

281.3 sf

- Loft
- Balcony





FOR MORE INFORMATION



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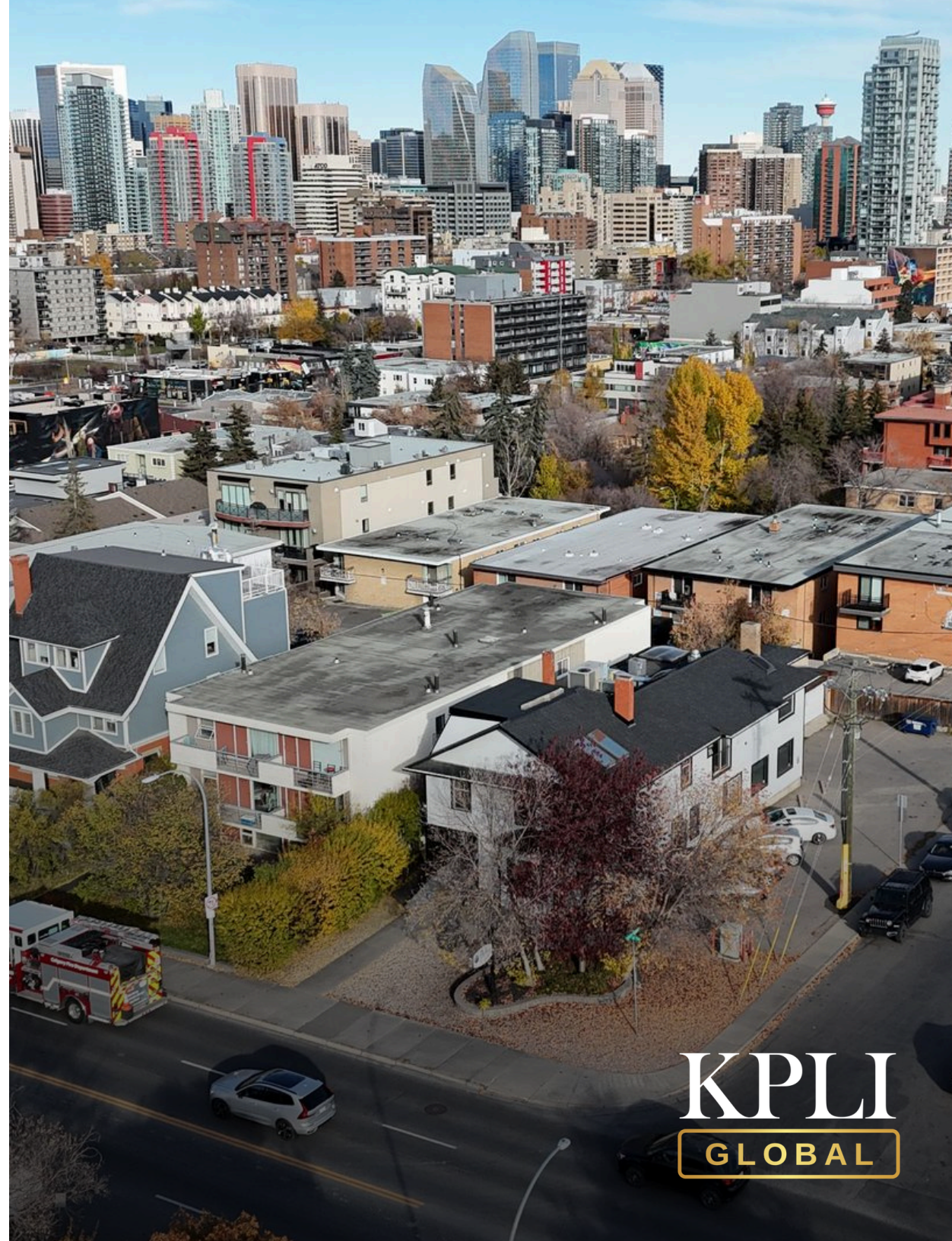
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