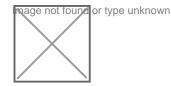


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 214 11 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

23319

MLS ID: A2097177

\$2,000,000



<sup>△</sup> TIM CROUGH

**2** (403) 540-4102

□ CIR REALTY

**403-271-0600** 

214 11 Avenue SE, Calgary , Alberta T2G 0X8

**Transaction Type** 

For Sale

Title

**Days On Market** 

263

Zoning

Centre City (CC-X)

Subdivision

Beltline

**Building Type** 

Fee Simple

Condo Complex

Year Built 1978

Structure Type Low Rise (2-4 stories)

Plan 9611610

**Property Type** Commercial

**Property Sub Type** 

Mixed Use

Legal Plan

Building Area (Sq. Ft.)

15949.00

Building Area (Sq. M.)

1481.70

Roof Membrane **Foundation** 

**Poured Concrete** 

Cooling

Full

N/A

Heating

Hot Water, Natural Gas

**Access to Property** 

Direct Access, On Major Traffic Route, Public Transportation Nearby

Inclusions

Restrictions

None Known

Reports

Building Plans, Rent Roll, Title

Office or Retail owner user opportunity with existing revenue. Establish your business in Calgary's Entertainment District. 15,000 square feet ideally situated in close proximity to the new BMO Center, the Stampede Grounds and Downtown. Adjoining one of Calgary's four, true warehouse conversions in the Warehouse district, this property is in an ideal harbinger of the exciting 20-year vision for East Victoria Park, which sees a mixed-use community home to 8,000 new residents and 4 million square feet of new mixed-use development space. As part of CMLC's Rivers District Master Plan, this location will be at the hub of Calgary's new Culture and Entertainment District, providing a a vibrant and lively year-round gathering place, strengthening connections between people and the places they share. The project includes a visually striking expansion of the BMO Centre, on track for completion in June 2024, a new Event Centre with modernized arena, an Arts Commons transformation, Stampede Trail Retail destination and the new Green Line LRT. Project priorities include connections into and out of the district, easy access to Stampede Park and to the Elbow River, which provides the rivers district boundary. Plans for the Warehouse District see a mix of commercial, office and residential spaces taking over the historic brick buildings and restored warehouses to create a unique street experience. Here, you would be well ahead of the game. Current tenants include personal services, small design businesses, marketing companies, nonprofits, dance studio. A cool bunch of tenants.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.