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903 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
25265

MLS ID:
A2130755

\$7,650,000



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 903 10 Avenue SW, Calgary , Alberta T2R 0B5

Transaction Type For Sale	Days On Market 112	Zoning CC-X
Subdivision Beltline	Building Type Commercial Mix	Year Built 2015
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 1610784	Building Area (Sq. Ft.) 244224.40	Building Area (Sq. M.) 22689.00
Lot Size (Sq. Ft.) 10850	Lot Size (Acres) 0.25	Inclusions n/a
Restrictions Development Restriction,Easement Registered On Title,Restrictive Covenant	Reports None	

This retail and office condominium building is very well located with direct frontage onto 10th Avenue SW and 8th Street SW along the 8th Street SW Retail Corridor. The building was constructed in 2015 and offers modern tenant spaces that compete well in the market. The property also offers 30 parking stalls for the exclusive use of the commercial tenants. The property is fully occupied with a variety of tenants including Canada Post and AEON Future Health. Located in the Beltline neighbourhood, the building is surrounded by various retail amenities and is situated within minutes of the Downtown Core. The Beltline houses 15,841¹ residential dwellings and has a population of 24,441¹, providing significant foot traffic in the area. CC-X Centre City Mixed Use District which allows a broad variety of commercial uses.

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