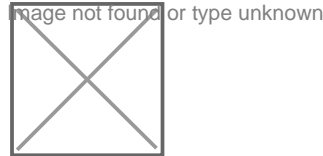


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

480 12 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
26014


MLS ID:
A2146691

\$1,639,000



 **HARJOT KAHLON**
 (587) 700-7172

 **PREP Realty**
 403-270-4682

 480 12 Avenue SE, Calgary , Alberta T2G 0B4

Transaction Type For Sale	Days On Market 55	Zoning DC (pre 1P2007)
Subdivision Beltline	Year Built 2007	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Legal Plan 1014767
Building Area (Sq. Ft.) 2189.00	Building Area (Sq. M.) 203.36	Inclusions N/A
Restrictions Condo/Strata Approval	Reports None	

We are delighted to present an exclusive opportunity to acquire a premier commercial asset strategically located across from Calgary's New Event Centre, Cowboys Casino, BMO Centre, the Green Line LRT, and the Calgary Stampede, in the vibrant Victoria Park district. The units are situated on the main floor of the retail podium in Arriva, an esteemed mixed-use development that includes retail and office spaces, alongside a 36-storey residential tower with 164 high-rise condominium units. The commercial space comprises two separate units, currently tenanted by a successful liquor store and a convenience store with long-term leases in place, ensuring a stable income stream for prospective investors with positive cash flow. Additionally, there is an opportunity to own a liquor store with the property. Please contact us for further details. Seize this unparalleled investment opportunity in one of Calgary's most sought-after locations. To arrange a viewing, please contact us at your earliest convenience.

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