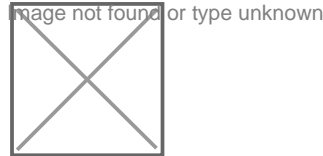


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1111 7 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
26672


**MLS ID:**  
A2160908

**\$1,680,000**



 **VIVIAN LEE**  
 (403) 499-8986

 Top Producer Realty and Property Management  
 403-499-8986

 1111 7 Street SW, Calgary , Alberta T2R 1A1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> CC-X
<b>Subdivision</b> Beltline	<b>Building Type</b> Commercial Mix,Free-Standing	<b>Year Built</b> 1911
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> A1	<b>Building Area (Sq. Ft.)</b> 28438.25	<b>Building Area (Sq. M.)</b> 2641.98
<b>Lot Size (Sq. Ft.)</b> 3509	<b>Lot Size (Acres)</b> 0.08	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> RPR	

Attention investors and business owners: A fantastic opportunity awaits in the thriving Beltline area at 11th Ave and 7th St SW. The existing lease is valid until January 31, 2027, with a monthly rent of \$6,000 and shall be extended for a further five (5) years and expire on January 31, 2032, with the rent of \$7,000 monthly plus four dedicated parking stalls. The business run by the existing tenant has obtained a high-rated review. The property underwent significant interior renovations in 2018, totaling \$120,000, followed by a redesign in 2020. An electrical upgrade and a new hot water tank, costing \$50,000, were also added in 2019. This makes it an ideal investment for your real estate portfolio, featuring a history of reliable tenants, including a top-rated restaurant that has always met its rent obligations. Please avoid contacting the tenant or their staff directly. Note: GST is not included in the price.

**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](#).

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