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472 12 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
26732

MLS ID:
A2168309

\$780,000



 **JEFFREY BONE**
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 472 12 Avenue SE, Calgary , Alberta T2G0B4

Transaction Type For Sale	Title Fee Simple	Days On Market 127
Zoning DC (Pre 1P2007)	Subdivision Beltline	Year Built 2007
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 1014767;1	Building Area (Sq. Ft.) 1309.00	Building Area (Sq. M.) 121.61
Roof Flat	Foundation Poured Concrete	Inclusions Air moving attached equipment
Restrictions Easement Registered On Title,Lease Restriction,Restrictive Covenant	Reports Leases	

Excellent commercial investment opportunity in the prestigious Arriva Podium building. Get into this lucrative market with Stampede Park's expanding events centre including the new hockey arena expected to be finished in 2027. This 1,309 square foot retail bay is located on 12th avenue directly across from the coming Stampede Park Hotel with 220 rooms. This turn key triple net investment has been leased to the same tenant since 2009. The tenant pays condo fees (Operating Costs) , municipal taxes and utilities. The current 5 year lease is in place until 2027. Strategically located on 12th Avenue SE there will be ever growing pedestrian and vehicle traffic flowing into this developing area. Currently there are 620 residential units in the adjacent Guardian Towers and 164 residential in the Arriva Tower. Three titled indoor parking stalls (17,18,19) are included.

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