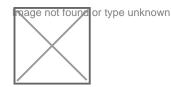


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **RETAIL FOR LEASE**

Commercial Real Estate > Commercial Property for Lease

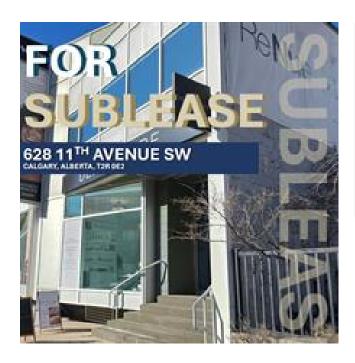


**Location**Calgary, Alberta

Listing ID: 29699

**MLS ID:** A2199163

**\$29** 



**△** DAN DUONG

(403) 250-2882

□ Century 21 Bravo Realty

**403-250-2882** 

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102, 628 11 Avenue SW, Calgary , Alberta  $\,$  T2R 0E2  $\,$ 

**Transaction Type** 

For Lease

**Days On Market** 

29.00

Annually

**Zoning** CC-X

132

Subdivision

**Lease Amount** 

Lease Frequency

Beltline

Year Built

Structure Type 1965

Retail

**Property Type** Commercial

**Property Sub Type** 

Retail

Building Area (Sq. Ft.)

Α1

N/A

1968.00

Building Area (Sq. M.)

182.83

Inclusions

Legal Plan

Restrictions None Known

Reports

None

This prime commercial property, located on the highly visible 11th Ave SW, offers excellent exposure with prominent signage available on the side of the building facing 11th Avenue. Surrounded by newly developed multi-story residential buildings such as Park Central and Sodo, the property is in the heart of Calgary's vibrant Beltline, an area poised for a resurgence. The location also benefits from a strong daytime working population of approximately 26,500 people in the Beltline, providing excellent foot traffic and potential customer base.

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