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101, 718 12 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
29727


MLS ID:
A2199549

\$650,000



 **MICHELLE PLACH**
 (780) 860-8400

 Honestdoor Inc.
 780-970-3269

 101, 718 12 Avenue SW, Calgary, Alberta T2R 0H7

Transaction Type For Sale	Title Fee Simple	Days On Market 27
Zoning CC-X	Subdivision Beltline	Year Built 1980
Structure Type High Rise (5 stories)	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 9410472	Building Area (Sq. Ft.) 31075.41	Building Area (Sq. M.) 2886.98
Inclusions Call seller directly	Restrictions Phone Listing Broker	Reports Call Lister

Prime Office Condo Opportunity for Sale and Lease. Unit 101 is fully furnished and move-in ready that has undergone recent renovations, incorporating high-end finishes and improvements. Strategically located on the main floor, this property boasts excellent visibility with building signage along 12th Avenue SW, attracting a high volume of foot and vehicle traffic. Zoned for flexible office and retail uses, this unit is situated in the CC-X Centre City Mixed Use District, offering a unique opportunity for businesses to thrive. Additional amenities include: 6 titled surface parking stalls available for \$200/month, Convenient access to the 12th Avenue cycle track, On-site gym and sauna for tenant use, Proximity to a variety of amenities, including: Safeway, Starbucks, Bonterra, Gravity Coffee Bar and much more. This exceptional office condo is poised to meet the needs of businesses seeking a prime location in the heart of the Beltline. For more information, click brochure link.

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