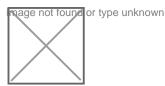


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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)** 965-4662

Honestdoor Inc.

**3** 780-965-4662

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

Transaction Type Title Days On Market

For Sale Fee Simple 169

ZoningSubdivisionYear BuiltCC-XBeltline1980

Structure Type Property Type Property Sub Type

High Rise (5 stories)

Commercial

Mixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

9410472 31075.41 2886.98

InclusionsRestrictionsReportsCall seller directlyPhone Listing BrokerCall 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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