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1732 11 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
31924

MLS ID:
A2253295

\$675,000



 **MAXINE MORRISON**
 (403) 615-9443

 Royal LePage Benchmark
 403-253-1901

 1732 11 Avenue SW, Calgary , Alberta T3C 0N4

Transaction Type For Sale	Days On Market 11	Zoning DC (pre 1P2007)
Subdivision Sunalta	Building Type Commercial Mix,Free-Standing,Low Rise (2-4 stories),Mixed Use,Office Building,Retail,Street Level Storefront	Year Built 1909
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Office
Legal Plan 5380V	Building Area (Sq. Ft.) 21401.02	Building Area (Sq. M.) 1988.20
Lot Size (Sq. Ft.) 3250	Lot Size (Acres) 0.07	Roof Asphalt Shingle
Foundation Block	Cooling Central Air	Heating Forced Air,Natural Gas
Inclusions negotiated at time of offer	Restrictions None Known	Reports Appraisal,Property Inspection

ALERT INVESTORS, DEVELOPERS, BUSINESS OWNERS! Discover a rare COMMERCIAL opportunity in downtown Calgary community in Sunalta to own a versatile office/retail property zoned as Direct Control (DC), just steps from the LRT station and new community hub/park with no condo fees. This 1909 character building is on a 25' x 130' lot, offers 1988 sqft of useable and rentable space including the main & upper floors, basement and detached heated garage. This charming 2 storey thoughtfully converted for office/retail use offers a main floor with an office area, boardroom, kitchenette, and 2-piece bathroom; a second floor with three spacious offices and a 3-piece bathroom; and a basement (illegal) suite with a private entrance, kitchen, living area, bedroom, bathroom, and laundry. Modern upgrades include a high-efficiency furnace, tankless water heater, and security system. The detached single garage (shared party wall), plus 3-5 surface parking stalls offers ample storage and free parking. This property is ideal for investors, developers, or small business owners seeking to own rather than lease. Perfect for mixed-use development, professional services, creative industries, wellness industry, rental income or live-work setups.

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