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206 11 AVENUE SE FOR SALE

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Commercial Real Estate > Commercial Property for Sale

Location

Calgary, Alberta

Listing ID:

31950

MLS ID:

A2253836

\$2,305,000



 **TIM CROUGH**
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 CIR Realty
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 206 11 Avenue SE, Calgary , Alberta T2G 0X8

Transaction Type For Sale	Title Fee Simple	Days On Market 245
Zoning CC-X	Subdivision Beltline	Building Type Commercial Mix, Condo Complex, Mixed Use, Retail
Year Built 1907	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1413019	Building Area (Sq. Ft.) 9525.40
Building Area (Sq. M.) 884.93	Construction Type Brick, Post & Beam, Wood Frame	Roof Flat Torch Membrane
Foundation Poured Concrete	Electric 100 Amp Service	Cooling Partial
Heating Boiler, Hot Water, Natural Gas	Access to Property Accessible to Major Traffic Route, Back Alley Access, Direct Access, Public	Inclusions 4 fridges, 4 stoves, 4 dishwashers, 4 washers, 4 dryers.
Restrictions Easement Registered On Title, Encroachment	Reports Annual Property Operating Data, Condo/Strata Bylaws	

Building 206 - 11th Avenue SE was constructed in 1909 originally as a warehouse and in 1996 renovated to accommodate its current configuration of commercial space on the main and basement levels with three levels of residential apartments (two apartments per floor). It is a four-storey building plus basement with a concrete foundation, post and beam structure, exterior brick cladding and a flat membrane roof. The building is fully sprinklered and heated by a natural gas boiler system shared with the adjacent building. The main floor and basement levels offer retail space and the three upper floors offer 4 residential units. An opportunity for an investor to upgrade and resell the residential units and maintain the existing commercial tenants or just have long term investment income in a great location.

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