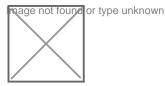


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 206 11 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

31950

MLS ID: A2253836

\$3,100,000



<sup>△</sup> TIM CROUGH

**2** (403) 540-4102

□ CIR Realty

**403-271-0600** 

206 11 Avenue SE, Calgary , Alberta T2G 0X8

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

56

**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

W 11136 (2-

Commercial

**Property Sub Type** 

Retail

Legal Plan

Building Area (Sq. Ft.)

1413019

11936.00

Building Area (Sq. M.)

1108.88

**Construction Type** 

Brick, Post & Beam, Wood Frame

Roof

Flat Torch Membrane

**Foundation** 

Poured Concrete

Cooling Partial Heating

Boiler. Hot Water. Natural Gas

**Access to Property** 

Accessible to Major Traffic Route,Back Alley Access,Direct Access,Public

Inclusions

None

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 six 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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