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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



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

Transaction Type For Sale	Title Fee Simple	Days On Market 10
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 Retail	Legal Plan 1413019	Building Area (Sq. Ft.) 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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