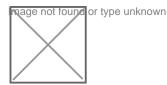


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1732 11 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

27274

A2186909

MLS ID:

\$699,998



△ MAXINE MORRISON

(403) 615-9443

Royal LePage Benchmark

403-253-1901

1732 11 Avenue SW, Calgary , Alberta T3C 0N4

Transaction Type Title Days On Market

For Sale Fee Simple 170

DC-22Z2004

Building Type

Zoning Subdivision Commercial Mix,Free-Standing,Home-Based,Low Rise

(2-4 stories), Mixed Use, Office Building, Old Time, Retail, Street

Level Storefront

Year BuiltStructure TypeProperty Type1909Low Rise (2-4 stories)Commercial

Sunalta

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Retail 5380V 1988.22

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

184.71 3250 0.07

Construction Type Roof Foundation

Stucco, Wood Frame Asphalt Shingle Block

Cooling Lot Features

Central Air,ENERGY STAR Qualified

Equipment

Heating

Back Lane,Landscaped,Level,Low

Maintenance Landscape,Near

Public Transit

Commercial Amenities

Boardroom,Kitchen,Laundry

Back Alley Access,Direct Access

Negotiated

Facility, Lunchroom, Shower, Storage, Storefront

Reports

Restrictions
None Known
Appraisal,Floor Plans,Property

Inspection,RPR

ATTENTION INVESTORS, DEVELOPERS, BUSINESS OWNERS - NO CONDO FEES! Discover a rare opportunity in Downtown Calgary community in Sunalta to own a versatile office/retail property zoned as direct control (DC22Z2004), just steps from the LRT Station and New Community Hub/Park. This 1909 character building is on a 25' x 130' lot offers 1988sqft 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 unit with a private entrance 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 — don't miss this opportunity!

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