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## 409 10 AVENUE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
28982

**MLS ID:**  
A2179339

**\$11,300,000**



 **MICHELLE PLACH**

 Honestdoor Inc.  
 780-965-4662

 409 10 Avenue SE, Calgary , Alberta T2G 0W3

**Transaction Type**  
For Sale

**Days On Market**  
533

**Zoning**  
CC-X

**Subdivision**  
Beltline

**Building Type**  
Free-Standing

**Year Built**  
2014

**Structure Type**  
Low Rise (2-4 stories)

**Property Type**  
Commercial

**Property Sub Type**  
Office

**Legal Plan**  
A

**Building Area (Sq. Ft.)**  
68910.00

**Building Area (Sq. M.)**  
6401.90

**Inclusions**  
Call Lister Directly

**Restrictions**  
Phone Listing Broker

**Reports**  
Call Lister

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409 10th Ave is a 68,910 square foot, two storey office building located on a 0.90 acre site in the east side of Calgary's trendy Beltline District. The building is located in close proximity to the BMO Centre, downtown +15 network, LRT stations, and proposed River District revitalization which includes Scotia Place arena. • 409 10th Ave features an impressive atrium style lobby, high exposed ceilings, a main floor loading dock, rooftop and second floor outdoor patio, as well as 77 heated underground parking stalls. Furthermore, 409 10th Ave has been designed to be able to add up to two additional floors to the East Wing, providing the opportunity for future expansion. • 409 10th Ave is currently 42% leased to a strong covenant tenant and is a fantastic opportunity for an owner occupier looking to acquire a well performing, character office property in a high profile Beltline location, in a strengthening Calgary rental market. This is a unique opportunity to participate in the future River District revitalization and Scotia Place arena opening which will bring additional vibrancy to the area.

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