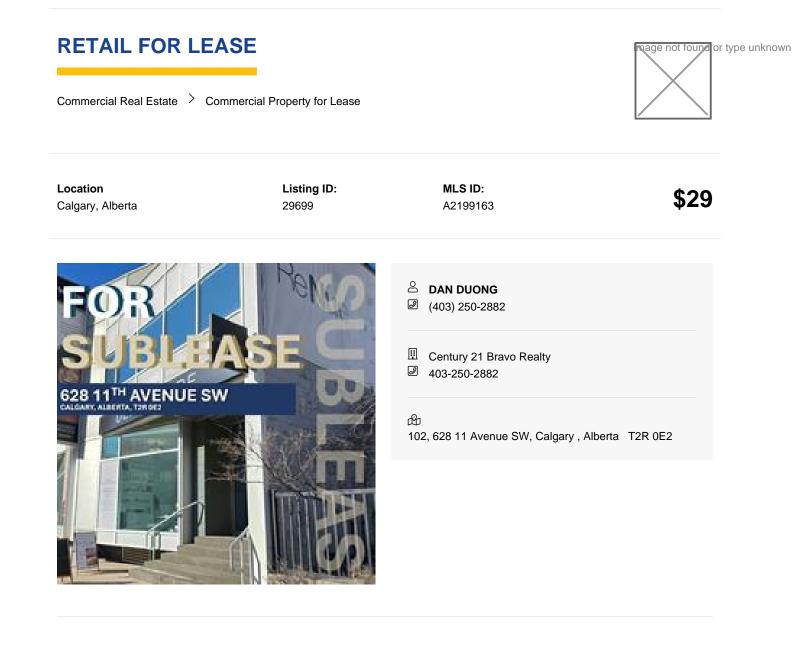


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<b>Transaction Type</b>	Days On Market	Lease Amount
For Lease	112	29.00
<b>Lease Frequency</b>	Zoning	<b>Subdivision</b>
Annually	CC-X	Beltline
<b>Year Built</b>	<b>Structure Type</b>	Property Type
1965	Retail	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	A1	1968.00
Retail	A1	1968.00
<b>Building Area (Sq. M.)</b>	Inclusions	<b>Restrictions</b>
182.83	N/A	None Known

This prime commercial property, located on the highly visible 11th Ave SW, offers excellent exposure with prominent signage available on the side of the building facing 11th Avenue. Surrounded by newly developed multi-story residential buildings such as Park Central and Sodo, the property is in the heart of Calgary's vibrant Beltline, an area poised for a resurgence. The location also benefits from a strong daytime working population of approximately 26,500 people in the Beltline, providing excellent foot traffic and potential customer base.

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