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101, 718 12 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
29727

MLS ID:
A2199549

\$535,000



 **MICHELLE PLACH**

 Honestdoor Inc.
 780-965-4662


101, 718 12 Avenue SW, Calgary , Alberta T2R 0H7

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|--|---|---|
| Transaction Type For Sale | Title Fee Simple | Days On Market 359 |
| Zoning CC-X | Subdivision Beltline | Year Built 1980 |
| Structure Type High Rise (5 stories) | Property Type Commercial | Property Sub Type Mixed Use |
| Legal Plan 9410472 | Building Area (Sq. Ft.) 2887.00 | Building Area (Sq. M.) 268.21 |
| Inclusions Call seller directly | Restrictions Phone Listing Broker | Reports Call Lister |

Prime Office Condo Opportunity for Sale and Lease. Unit 101 is fully furnished and move-in ready that has undergone recent renovations, incorporating high-end finishes and improvements. Strategically located on the main floor, this property boasts excellent visibility with building signage along 12th Avenue SW, attracting a high volume of foot and vehicle traffic. Zoned for flexible office and retail uses, this unit is situated in the CC-X Centre City Mixed Use District, offering a unique opportunity for businesses to thrive. Additional amenities include: 6 titled surface parking stalls available for \$200/month, Convenient access to the 12th Avenue cycle track, On-site gym and sauna for tenant use, Proximity to a variety of amenities, including: Safeway, Starbucks, Bonterra, Gravity Coffee Bar and much more. This exceptional office condo is poised to meet the needs of businesses seeking a prime location in the heart of the Beltline. For more information, click brochure link.

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