

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.

1309 12 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
30861

MLS ID:
A2228001

\$3,200,000



 **CHRIS SKOWRON**
 (403) 247-5171

 RE/MAX Real Estate (Mountain View)
 403-247-5171

 1309 12 Avenue SW, Calgary , Alberta T3C0P6

Transaction Type

For Sale

Days On Market

185

Zoning

CC-MHX

Subdivision

Beltline

Year Built

1957

Structure Type

Other

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

A1

Building Area (Sq. Ft.)

8651.00

Building Area (Sq. M.)

803.70

Lot Size (Sq. Ft.)

6512

Lot Size (Acres)

0.15

Inclusions

11 STOVES 11 FRIDGES

Restrictions

See Remarks

Reports

RPR with Compliance

Located in the heart of Calgary's highly desirable Beltline District, 1309-12th Avenue SW offers a rare multiunit investment with both stability and upside. This is a three-level, eleven-unit apartment building which consists entirely of large one-bedroom suites, ranging between 750 and 800 square feet, as well as one smaller unit—making it an ideal asset for targeting the city's growing population who desire an urban living environment. This apartment building was constructed in 1957 and has a solid structure, bones and fundamentals. Most units have received various levels of interior renovations over time, however, there remains opportunity for any investor who seeks to update this asset to further drive rental growth. For the ambitious investor this is a rare opportunity to secure an income generating property in a prime location, which offers strong cash flow and incredible long term value. There are 5 total parking stalls. This building is minutes from Kensington, downtown, 17th Avenue, CTrain and bus routes, access to parks and the bow river pathway. 1309-12th Avenue SW stands as a prime value-add opportunity in one of Calgary's most desirable, walkable and sought-after urban communities.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.