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1732 11 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31924

MLS ID:
A2253295

\$675,000



 **MAXINE MORRISON**
 (403) 615-9443

 Royal LePage Benchmark
 403-253-1901

 1732 11 Avenue SW, Calgary , Alberta T3C 0N4

Transaction Type

For Sale

Days On Market

84

Zoning

DC (pre 1P2007)

Subdivision

Sunalta

Building TypeCommercial Mix,Free-Standing,Low
Rise (2-4 stories),Mixed Use,Office
Building,Retail,Street Level Storefront**Year Built**

1909

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Office

Legal Plan

5380V

Building Area (Sq. Ft.)

1988.22

Building Area (Sq. M.)

184.71

Lot Size (Sq. Ft.)

3250

Lot Size (Acres)

0.07

Construction Type

Stucco,Wood Frame

Roof

Asphalt Shingle

Foundation

Block

Cooling

Central Air

Heating

Forced Air,Natural Gas

Commercial AmenitiesBoardroom,Kitchen,Laundry
Facility,Lunchroom,Parking-
Extra,Shower,Storage,Storefront**Access to Property**Back Alley Access,Gravel Lane,Public
Transportation Nearby**Inclusions**

negotiated at time of offer

Restrictions

None Known

Reports

Appraisal,Property Inspection

ALERT INVESTORS, DEVELOPERS, BUSINESS OWNERS! Discover a rare COMMERCIAL opportunity in downtown Calgary community in Sunalta to own a versatile office/retail property zoned as Direct Control (DC), just steps from the LRT station and new community hub/park with no condo fees. This 1909 character building is on a 25' x 130' lot, offers 1988 sqft 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 (illegal) suite with a private entrance, kitchen, living area, bedroom, bathroom, 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.

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