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## 206 11 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31950


**MLS ID:**  
A2253836

**\$2,305,000**



 **TIM CROUGH**  
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 CIR Realty  
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 206 11 Avenue SE, Calgary , Alberta T2G 0X8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 272
<b>Zoning</b> CC-X	<b>Subdivision</b> Beltline	<b>Building Type</b> Commercial Mix,Condo Complex,Mixed Use,Retail
<b>Year Built</b> 1907	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1413019	<b>Building Area (Sq. Ft.)</b> 9525.40
<b>Building Area (Sq. M.)</b> 884.93	<b>Construction Type</b> Brick,Post & Beam,Wood Frame	<b>Roof</b> Flat Torch Membrane
<b>Foundation</b> Poured Concrete	<b>Electric</b> 100 Amp Service	<b>Cooling</b> Partial
<b>Heating</b> Boiler,Hot Water,Natural Gas	<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,Direct Access,Public	<b>Inclusions</b> 4 fridges, 4 stoves, 4 dishwashers, 4 washers, 4 dryers.
<b>Restrictions</b> Easement Registered On Title,Encroachment	<b>Reports</b> Annual Property Operating Data,Condo/Strata Bylaws	

Building 206 - 11th Avenue SE was constructed in 1909 originally as a warehouse and in 1996 renovated to accommodate its current configuration of commercial space on the main and basement levels with three levels of residential apartments (two apartments per floor). It is a four-storey building plus basement with a concrete foundation, post and beam structure, exterior brick cladding and a flat membrane roof. The building is fully sprinklered and heated by a natural gas boiler system shared with the adjacent building. The main floor and basement levels offer retail space and the three upper floors offer 4 residential units. An opportunity for an investor to upgrade and resell the residential units and maintain the existing commercial tenants or just have long term investment income in a great location.

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