

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.

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**
 (403) 540-4102

 **CIR Realty**
 403-271-0600

 206 11 Avenue SE, Calgary , Alberta T2G 0X8

Transaction Type	Title	Days On Market
For Sale	Fee Simple	148
Zoning	Subdivision	Building Type
CC-X	Beltline	Commercial Mix,Condo Complex,Mixed Use,Retail
Year Built	Structure Type	Property Type
1907	Low Rise (2-4 stories)	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	1413019	11936.00
Building Area (Sq. M.)	Construction Type	Roof
1108.88	Brick,Post & Beam,Wood Frame	Flat Torch Membrane
Foundation	Cooling	Heating
Poured Concrete	Partial	Boiler,Hot Water,Natural Gas
Access to Property	Inclusions	Restrictions
Accessible to Major Traffic Route,Back Alley Access,Direct Access,Public	None	Easement Registered On Title,Encroachment
Reports		
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 five 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.

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.