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## 1350 11 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
35659


**MLS ID:**  
A2319887

**\$2,200,000**



 **ROHIN KHOSLA**  
 (403) 270-4682

 Prep Realty Inc.  
 403-270-4682

 1350 11 Avenue SW, Calgary , Alberta T3C 0M6

<b>Transaction Type</b> For Sale	<b>Zoning</b> CC-X	<b>Subdivision</b> Beltline
<b>Year Built</b> 1965	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> A1	<b>Building Area (Sq. Ft.)</b> 48437.60
<b>Building Area (Sq. M.)</b> 4499.96	<b>Lot Size (Sq. Ft.)</b> 6501	<b>Lot Size (Acres)</b> 0.15
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> None

Prime 4500 sq ft free-standing retail/office building for sale located on the busy Beltline of downtown Calgary. This corner unit building offers a highly visible exposure to traffic heading west bound on 11 Ave SW, ample parking to the rear or public street parking to the west of the building, walking to distance to LRT and bus routes. The building is zoned CC-X for a variety of retail/office uses as well as future redevelopment potential. Call your Realtor now to view this beautiful opportunity.

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