

## 780-228-4266

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## 101, 718 12 Avenue SW Calgary, Alberta

**Heating:** 

Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

MLS # A2199549



Call seller directly

\$650,000

Division:

**Bus. Type:** 

Type:

Beltline

Mixed Use

For Sale Sale/Lease: Bldg. Name: -Bus. Name: Size: 31,075 sq.ft. Zoning: CC-X Addl. Cost: **Based on Year: Utilities:** Parking: Lot Size: Lot Feat:

Prime Office Condo Opportunity for Sale and Lease. Unit 101 is fully furnished and move-in ready that has undergone recent renovations, incorporating high-end finishes and improvements. Strategically located on the main floor, this property boasts excellent visibility with building signage along 12th Avenue SW, attracting a high volume of foot and vehicle traffic. Zoned for flexible office and retail uses, this unit is situated in the CC-X Centre City Mixed Use District, offering a unique opportunity for businesses to thrive. Additional amenities include: 6 titled surface parking stalls available for \$200/month, Convenient access to the 12th Avenue cycle track, On-site gym and sauna for tenant use, Proximity to a variety of amenities, including: Safeway, Starbucks, Bonterra, Gravity Coffee Bar and much more. This exceptional office condo is poised to meet the needs of businesses seeking a prime location in the heart of the Beltline. For more information, click brochure link.