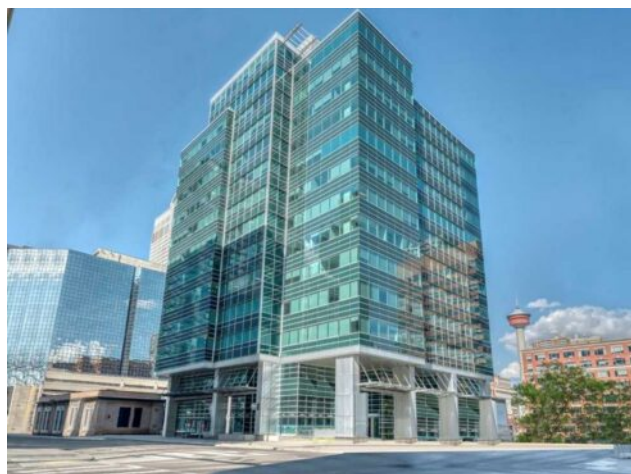


810, 396 11 Avenue SW
Calgary, Alberta

MLS # A2230040



\$775,500

Division:	Beltline
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Concrete Equities Place
Bus. Name:	-
Size:	3,429 sq.ft.
Zoning:	CC-X

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Furniture and Fixtures that are owned by the Seller and not the Tenant

Exceptional Class A office space, bathed in natural light and surrounded by restaurants, shops and transit. Features a welcoming reception area, two spacious boardrooms, 11 private offices, dedicated IT room and storage, plus a well-appointed kitchen, copy/printer zone and two titled parking spots. Ideal for growing firms seeking a high-caliber, turnkey workspace in a vibrant, amenity-rich location.