

**1732 11 Avenue SW  
Calgary, Alberta**

**MLS # A2186909**



**\$680,000**

<b>Division:</b>	Sunalta
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Blue Ocean
<b>Bus. Name:</b>	-
<b>Size:</b>	1,988 sq.ft.
<b>Zoning:</b>	DC-22Z2004

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Utilities:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.07 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Low Maintenance Landsc
<b>Inclusions:</b>	Negotiated		

**ATTENTION INVESTORS, DEVELOPERS, BUSINESS OWNERS - NO CONDO FEES!** Discover a rare opportunity in Downtown Calgary community in Sunalta to own a versatile office/retail property zoned as direct control (DC22Z2004), just steps from the LRT Station and New Community Hub/Park. This 1909 character building is on a 25' x 130' lot offers 1988sqft of useable and rentable space including the main & upper floors, basement and detached heated garage. This charming 2 storey thoughtfully converted for Office/Retail use offers a main floor with an office area, boardroom, kitchenette, and 2-piece bathroom; a second floor with three spacious offices and a 3-piece bathroom; and a basement unit with a private entrance and laundry. Modern upgrades include a high-efficiency furnace, tankless water heater, and security system. The detached single garage (shared party wall), plus 3-5 surface parking stalls offers ample storage and **FREE PARKING**. This property is ideal for investors, developers, or small business owners seeking to own rather than lease. Perfect for mixed-use development, professional services, creative industries, wellness industry, rental income or live-work setups &mdash; don't miss this opportunity!