



## 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

Sale/Lease: For Sale

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.

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.