

\$650,000 - 101, 718 12 Avenue Sw, Calgary

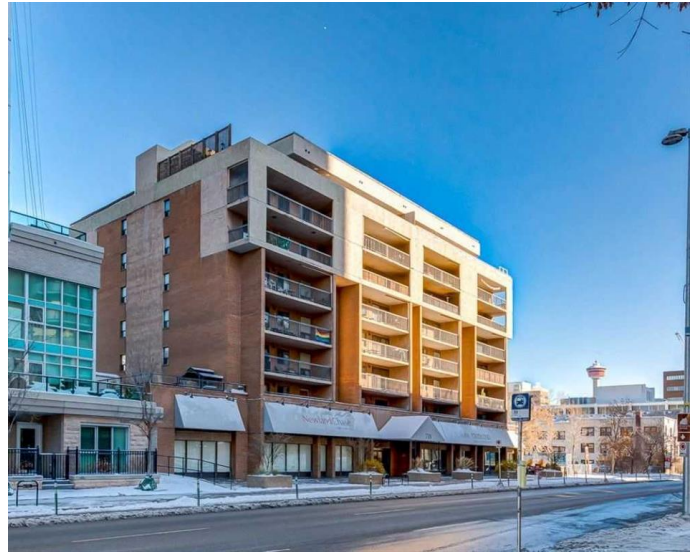
MLS® #A2199549

\$650,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

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.



Built in 1980

Essential Information

| | |
|------------|-----------|
| MLS® # | A2199549 |
| Price | \$650,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1980 |

| | |
|----------|------------|
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 101, 718 12 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2R 0H7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 133 |
| Zoning | CC-X |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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