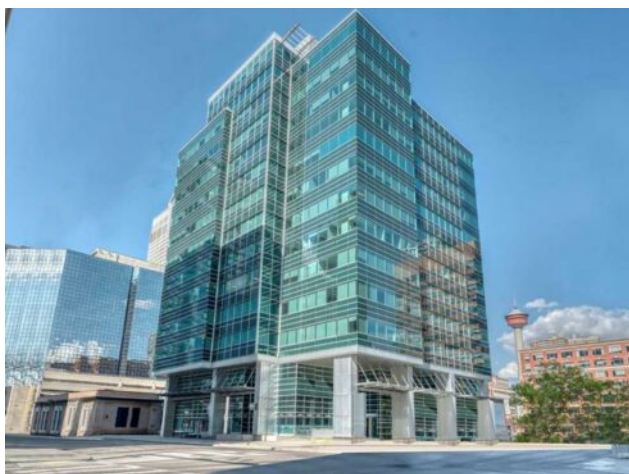


**810, 396 11 Avenue SW**  
**Calgary, Alberta**

**MLS # A2230040**



**\$775,500**

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