DONNAWILSON R E A L T O R°

780-228-2224 donna@donnawilson.ca

101, 718 12 Avenue SW Calgary, Alberta

Heating: Floors: Roof:

Exterior:

Water:

Sewer:

Inclusions:

-

-

-

Call seller directly

MLS # A2199549



\$650,000

	Division:	Beltline	
	Туре:	Mixed Use	
	Bus. Type:	-	
	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. 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.