# \$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.



#### **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 239
Zoning CC-X

### **Listing Details**

Listing Office Honestdoor Inc.

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