



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1350 11 Avenue SW
Calgary, Alberta

MLS # A2220356



\$2,199,000

Division:	Beltline
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,506 sq.ft.
Zoning:	CC-X

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.15 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	NA		

Prime 4500 sq ft free-standing retail/office building for sale located on the busy Beltline of downtown Calgary. This corner unit building offers a highly visible exposure to traffic heading west bound on 11 Ave SW, ample parking to the rear or public street parking to the west of the building, walking to distance to LRT and bus routes. The building is zoned CC-X for a variety of retail/office uses as well as future redevelopment potential. Call your Realtor now to view this beautiful opportunity.