



GRASSROOTS
REALTY GROUP

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1336 and 1340 12 Avenue SW
Calgary, Alberta

MLS # A2343783



\$564,000

Division: Beltline

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,811 sq.ft.

Zoning: CC-x

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Prime Beltline Location-High Visibility-Strong Tenant Appeal. Ideally positioned between 12 Ave & 13 St, these two units offer excellent visibility in Calgary's growing Beltline. Surrounded by new condo and commercial development, it provides strong long-term investment potential and a location which existing tenants appreciate and want to stay. Enjoy easy transit access, Sunalta LRT within walking distance, on-site parking, street parking, and a wide range of restaurants, caf  s, retail, liquor stores, and the nearby Design District. Ideal for investors or owner-users. With a CAP rate of 8.5%.