

**AVISON  
YOUNG**

**For Sale or Lease**

Floor 4  
602 - 12 Avenue SW  
Calgary, AB



**Parkside  
Place**

Rare opportunity to own a full floor condo within a landmark property in the heart of the Beltline

Good quality existing built out office improvements, with large reception and perimeter offices



Highlights

- Exceptional location with immediate access to Calgary's transit system and an 8-minute walk from the 4th Street SW LRT Station.
- Every amenity is within walking distance, varying from restaurants, bars, gyms, and general retailers.
- This full floor opportunity contains a modern workplace with good quality existing office build out.
- Mix of covered and underground titled parking stalls.



Particulars

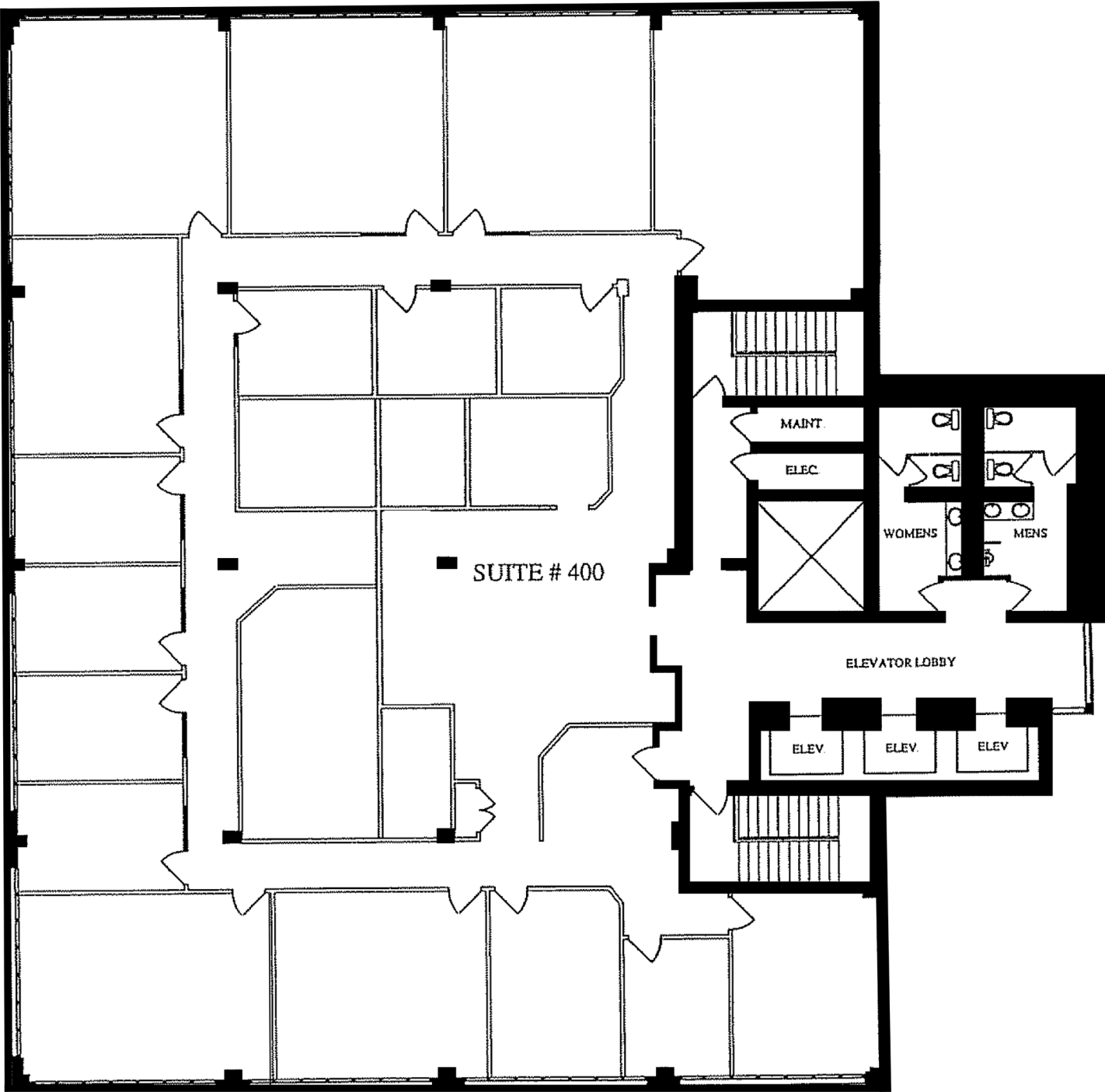
Building:	Parkside Place
Address:	602 12 Avenue SW
Floor:	Fourth floor
Size:	8,464 sf
Parking:	11 titled parking stalls (\$40,000.00 / stall)
Sale price:	\$1,500,000.00* (\$177.22 psf) <i>*including parking stalls</i>
Property tax:	\$44,837.00 (2024)* <i>*not including parking property tax</i>
Condo fees:	\$9,638.41/month (2024)
Lease terms:	Please call to discuss



Opportunity  
to own your office



4th floor  
8,454 sf







## Get more information

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