

FOR SALE

1,283 SF INNER CITY BOUTIQUE OFFICE BUILDING

PRICE REDUCED



1732 - 11 AVENUE SW
Calgary, AB

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PROPERTY OVERVIEW

\$725,000

Property Features

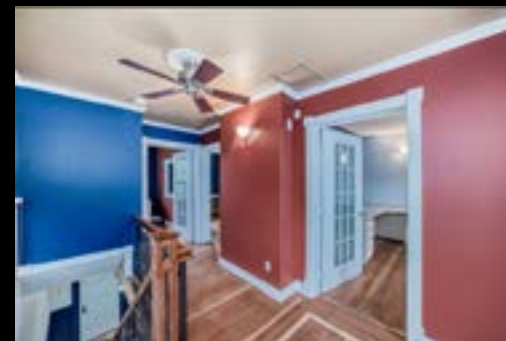
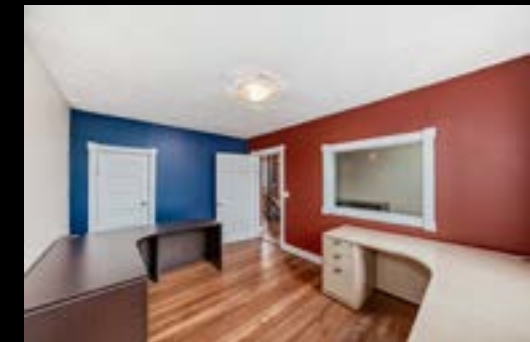
- Built in 1909 as a residence, the property was converted to and rezoned to allow for office usage
- The main floor includes an office room with space for 2 large desks, a boardroom, kitchen area and 2-piece bathroom.
- Second floor has 3 large offices and a 3-piece bathroom.
- The lower level features a basement suite including 1 bedroom, 3-piece bathroom, living area, kitchen, private entrance, and a stacked washer and dryer
- The property is also improved with a high efficiency furnace and tankless water heater, and multi-camera security and alarm system

Property Overview

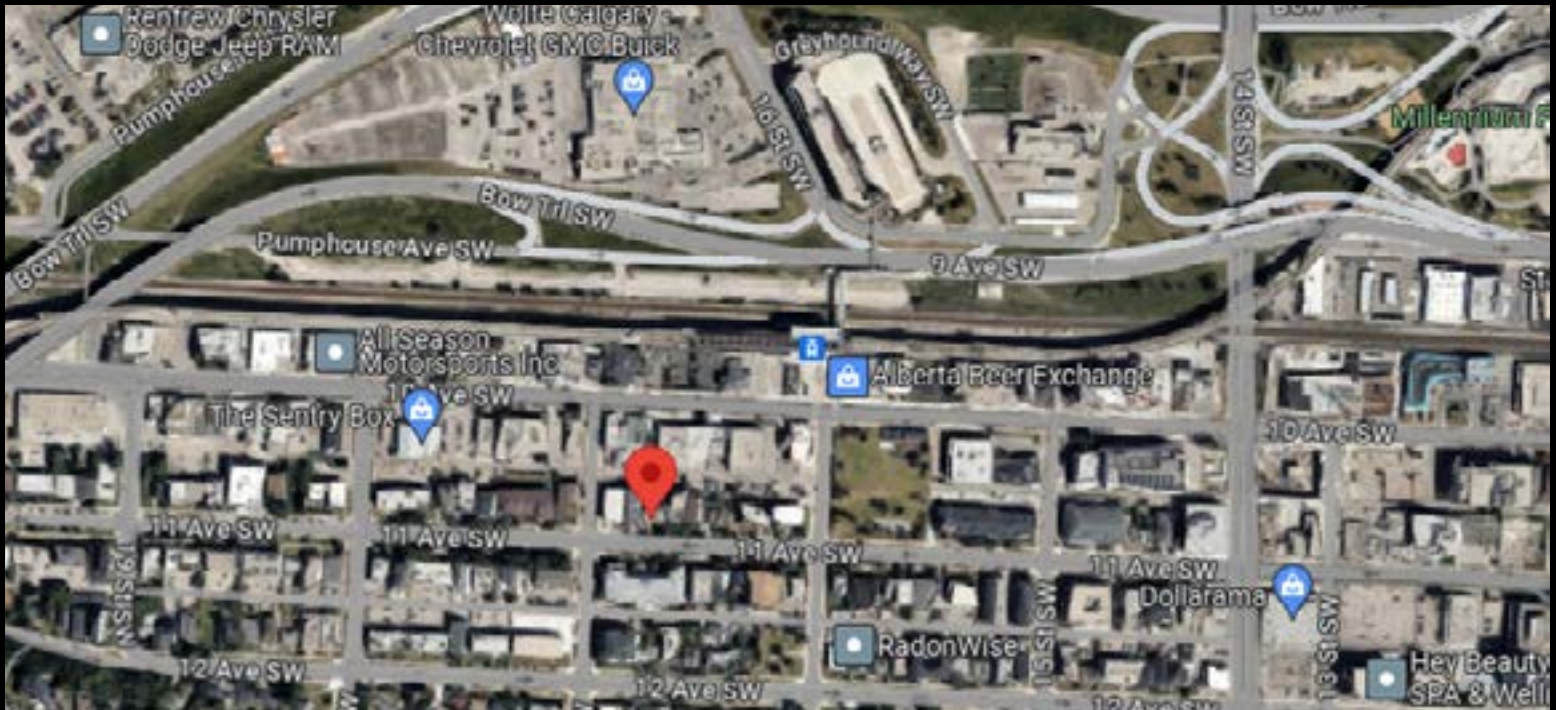
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|-------------------|-----------------------------|---------------|------------------------------|
| ■ Legal Address: | Plan 5380V Block 216 Lot 36 | ■ Land Use: | Direct Control |
| ■ Building Area: | 1,283 SF - Main and 2nd | ■ Parking: | Detached garage |
| ■ Basement Suite: | TBV | | +/- 4 surface on-site stalls |
| ■ Site Area: | 3,250 SF (25' x 130') | | Ample street parking |
| ■ Taxes: | \$18,586.98 (2023) | ■ Year Built: | 1909 |

[Virtual Tour](#)

PROPERTY PHOTOS



PROPERTY PHOTOS



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