

**AVISON
YOUNG**

For Sale

Fourth Floor Condo Unit
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.
- Existing tenant may remain in a portion of the premises

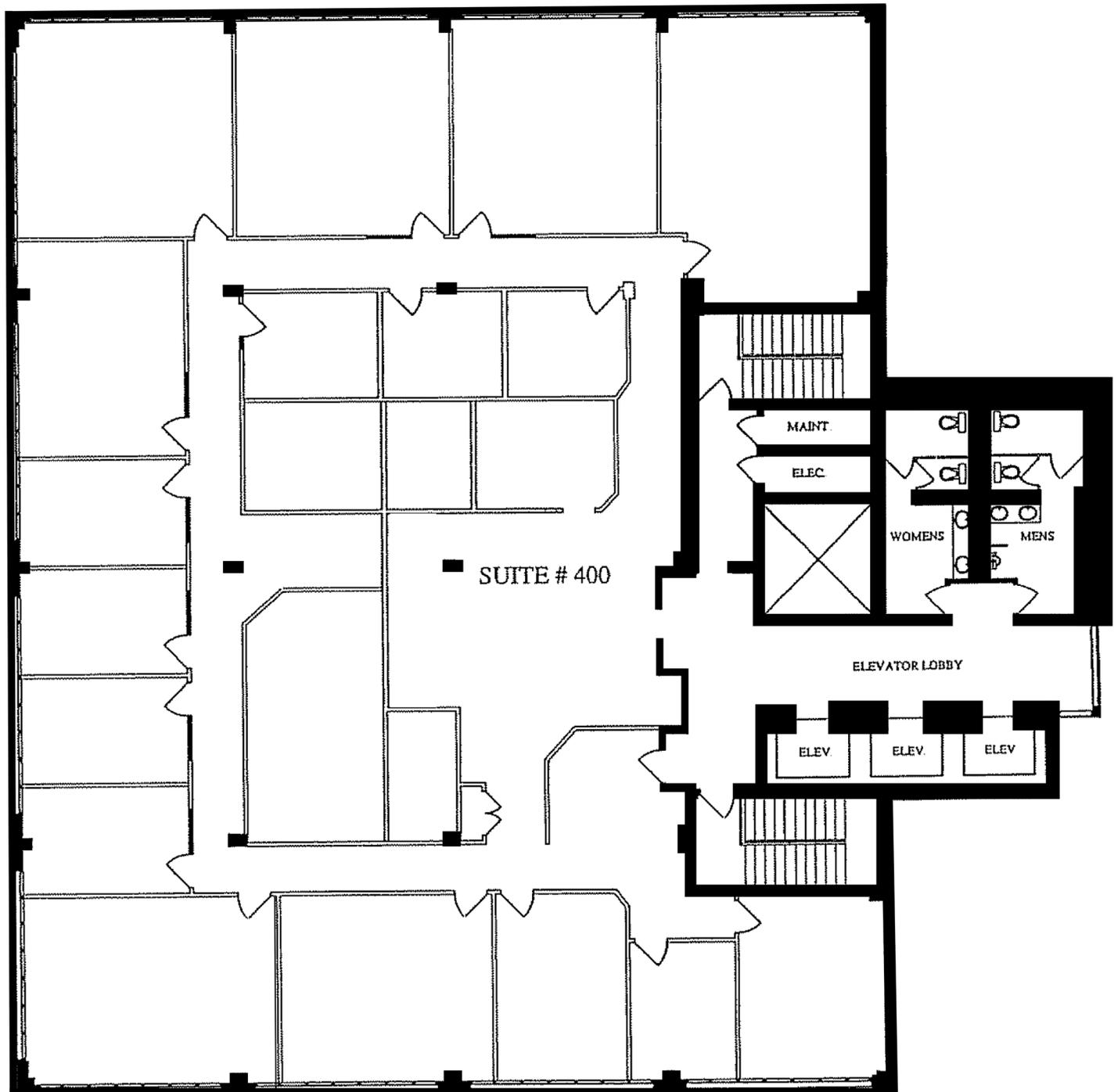
Particulars

Building:	Parkside Place
Address:	602 12 Avenue SW
Floor:	Fourth floor
Size:	8,464 sf
Parking:	Up to 11 titled parking stalls (\$40,000.00 / stall)
Sale price:	\$677,120.00 (\$80.00 / psf)
Property tax:	\$28,146.12 (2025) *including parking stall tax*
Condo fees:	\$9,638.41 / month (2025)



Opportunity to own your office

4th floor
8,454 sf





Get more information

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