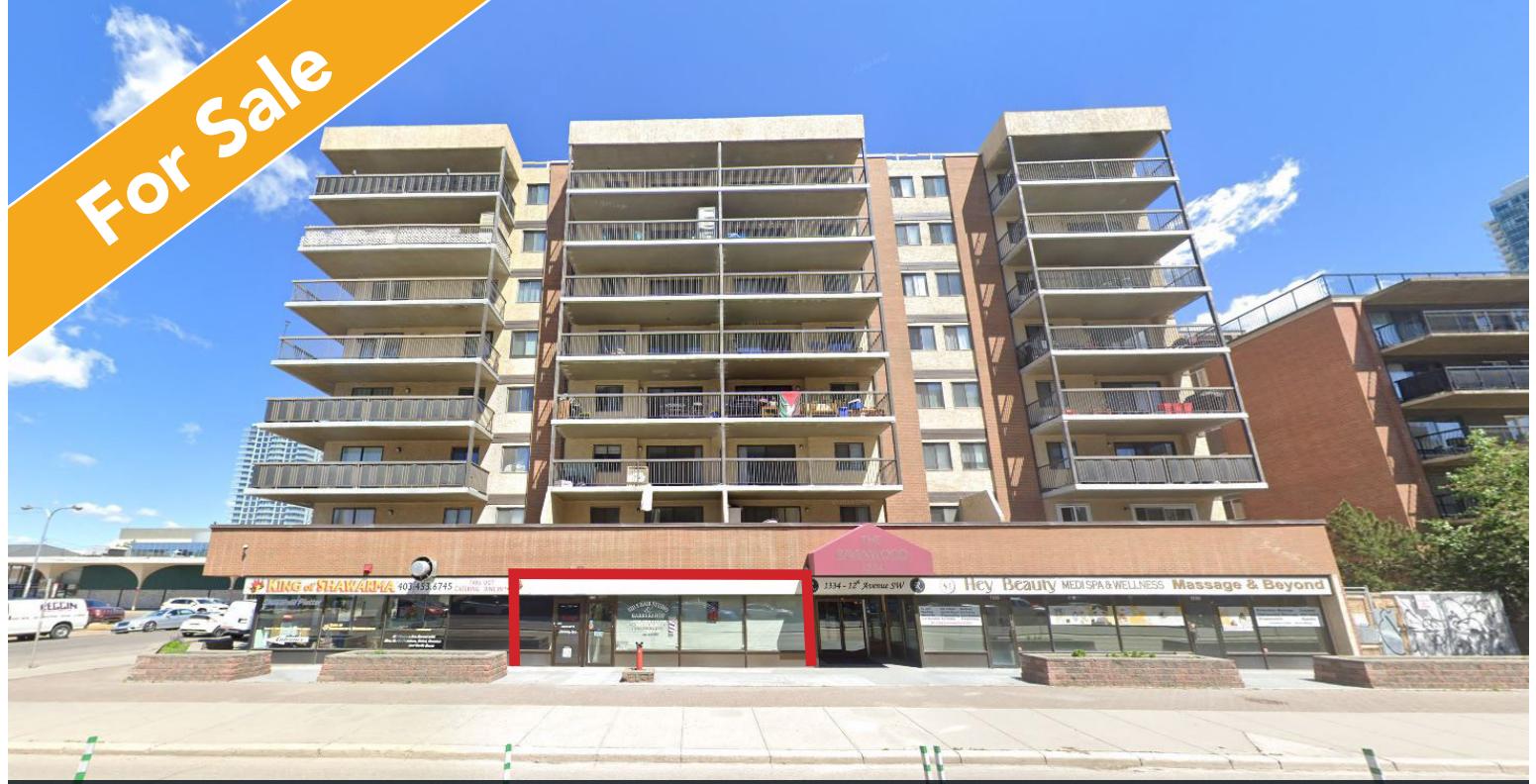


For Sale



HIGHLY VISIBLE BELTLINE LOCATION

1336 12 AVENUE SW & 1340 12 AVENUE SW
CALGARY, ALBERTA



HIGHLIGHTS

- High visibility located between 12 Avenue and 13 Street
- Located in the growing Beltline community with new condo developments and new commercial developments nearby
- Various bus routes nearby and walking distance to Sunalta LRT station
- Parking available on the premises as well as street parking on surrounding streets
- Walking distance to various amenities such as restaurants, liquor stores, coffee shops, general retail and furniture stores off the design district

PROPERTY DESCRIPTION

DETAILS

Household Income
\$82,608

Population
127,483

Year Built
1980

Zoning
CC-x

Sale Price: \$620,000 - 2 units sold together

Size: Unit 109: 1336 12 Ave SW - 386 sq ft
Unit 110: 1340 12 Ave SW - 552 sq ft

NOI: 7.00%

Availability: Immediate

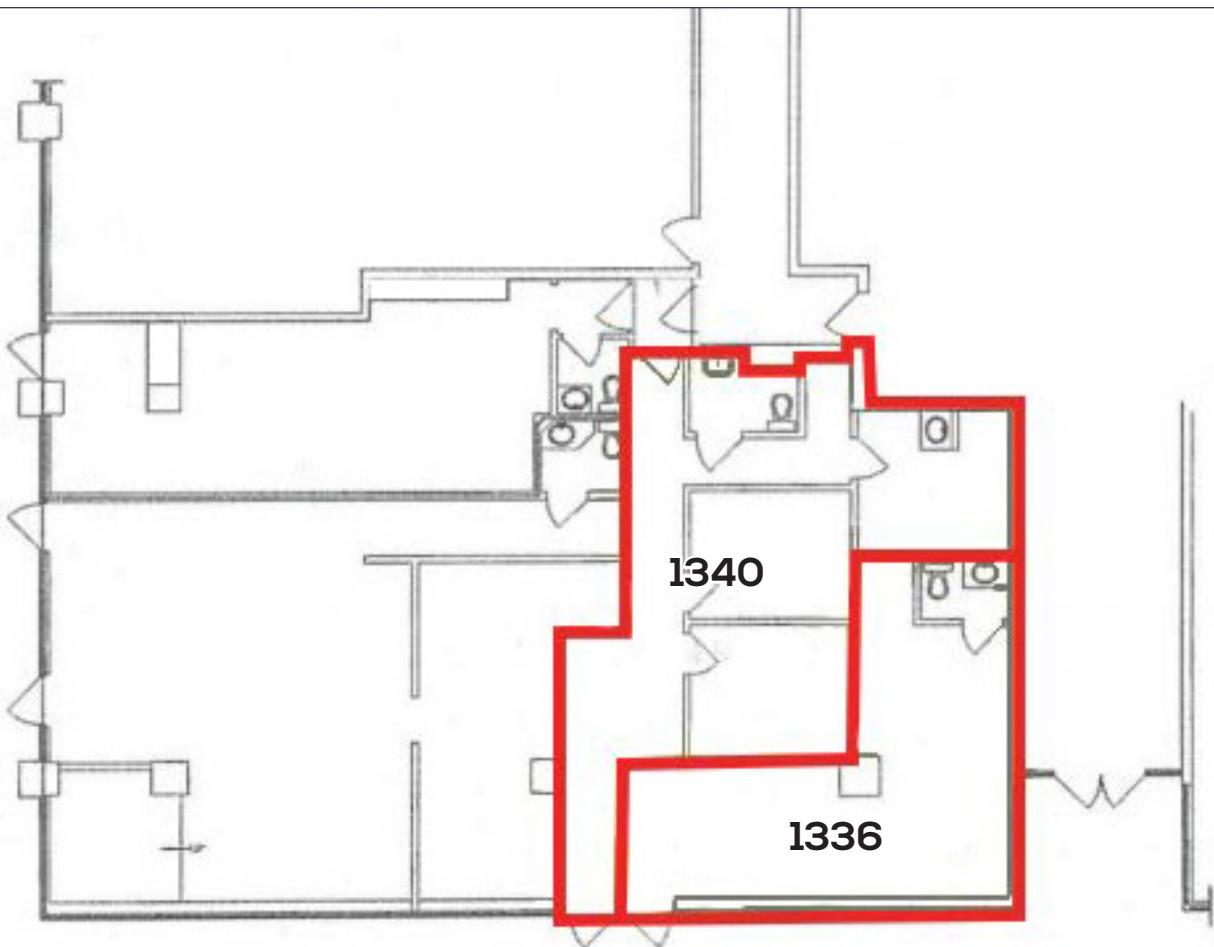
Net Rate: Market

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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FLOOR PLAN

1336 12 Ave SW & 1340 12 ave SW, Calgary, Alberta



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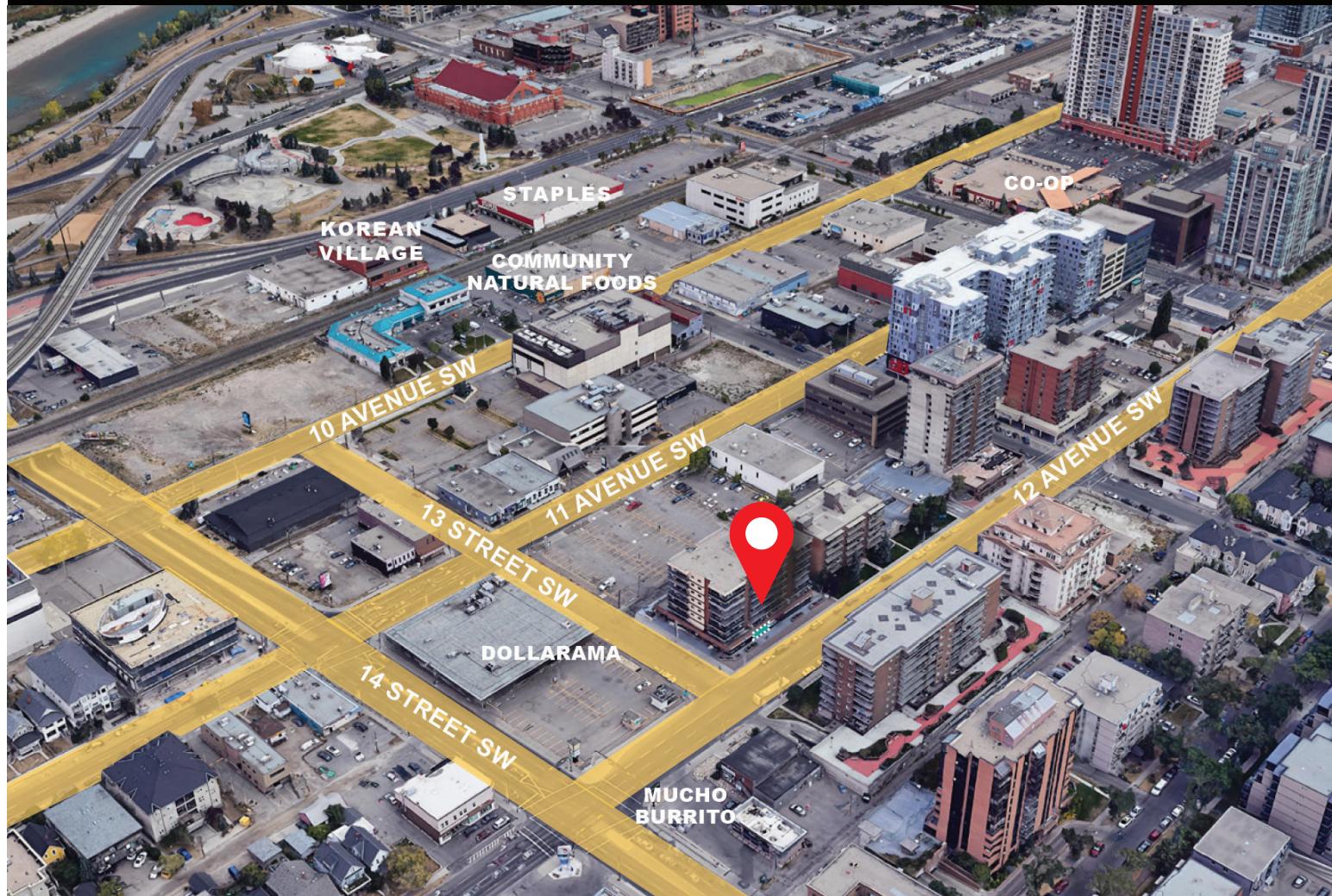
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LOCATION

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