



Colliers

1053 - 10 Street SW | Calgary, AB

# Office Condo For Sale or Lease

Vantage Pointe is a commercial/residential condominium building located in the Beltline neighbourhood of Calgary. The central location is steps away from restaurants, shops, and amenities including Calgary Co-op, Donna Mac, South Silk Road Chinese Restaurant, and Cinnamon Indian Cuisine. The building is four blocks from the downtown core and three blocks from the LRT line. The unit features an exclusive entrance off of 10th Street, complete with exterior signage and a large east facing patio.

# Property Overview

## Suite Information

<b>Sale Price</b>	\$1,150,000 (~\$233.69 PSF)
<b>Property Taxes</b>	\$39,744.00/Year or \$3,312.00/month (2024)
<b>Condo Fees</b>	\$44,459.16/Year or \$3,704.93/Month (2024) (includes heat, water, electricity and management. Excludes janitorial)
<b>District</b>	Beltline, Calgary
<b>Legal Address</b>	Condominium Plan 0712898, Unit 355 and 190 undivided one ten thousandth shares in the common property
<b>Zoning</b>	DC
<b>Year Built</b>	2006
<b>Total Area</b>	Suite 206   4,921 SF
<b>Parking</b>	5 Underground Titled Parking Stalls (\$250 per stall per month under lease scenario)
<b>Lease Term</b>	Negotiable
<b>Additional Rent</b>	\$17.11 per sq. ft. (excludes janitorial) (2024 estimate)
<b>Building Amenities</b>	<ul style="list-style-type: none"> <li>On site fitness facility and bike storage available for tenant use</li> <li>Full time concierge and 24 hours security on site</li> </ul>



# Details

## Suite 206 | 4,921 SF

- 10 Exterior Offices
- 2 Meeting Rooms
- Copy/Print Area
- Lounge/Exterior Office
- Kitchen/Lounge
- Storage Rooms
- 4 Interior Offices
- Reception
- Internal Washrooms
- Large Training Room
- Outdoor Patio



Exclusive entrance off 10<sup>th</sup> Street with exterior signage



### Vehicle Access



**Downtown Core**  
2 minutes



**Memorial Drive**  
4 minutes



**Crowchild Trail**  
4 minutes



**17 Avenue SW**  
3 minutes

### Public Transit Access



**Bus Route**  
#6, #90, #7



**LRT Station**  
4-minute walk

### Accessibility Score



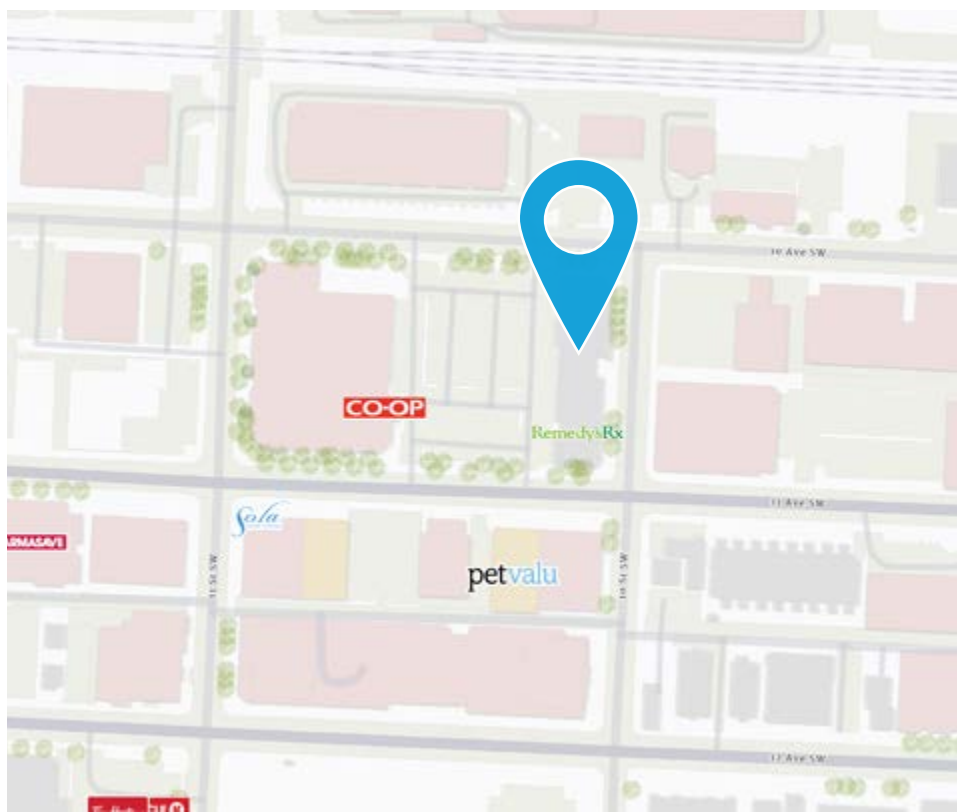
**Walk Score**  
97



**Bike Score**  
96



**Transit Score**  
81



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