

**AVISON  
YOUNG**

**For Sale**

# Parkside Place

SUITE 110, 602 - 12  
AVENUE SW  
CALGARY, AB

## Office/Retail Condo

Located in a landmark Beltline building, this office/retail condo offers excellent exposure along 12 Avenue SW and convenient access to downtown amenities and transit.

### PLEASE CONTACT

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## Property overview

### BUILDING

Parkside Place

### ADDRESS

Suite 110, 602 - 12 Avenue SW  
Calgary, Alberta

### SUITE SIZE

2,004 sf

### YEAR BUILT

1979 / 2010

### ZONING

CC-X (Centre City Mixed Use District)

### LISTING PRICE

\$585,00000 | \$291.91 psf

### CONDO FEES

+/- \$2,995/month (incl. utilities)

### PROPERTY TAX

\$5,489.91/year 2025

### PARKING

3 titled stalls at \$25,000 per stall



## Opportunity

Avison Young is pleased to present the opportunity to purchase a well-located office/retail condominium in Parkside Place, in Calgary's Beltline.

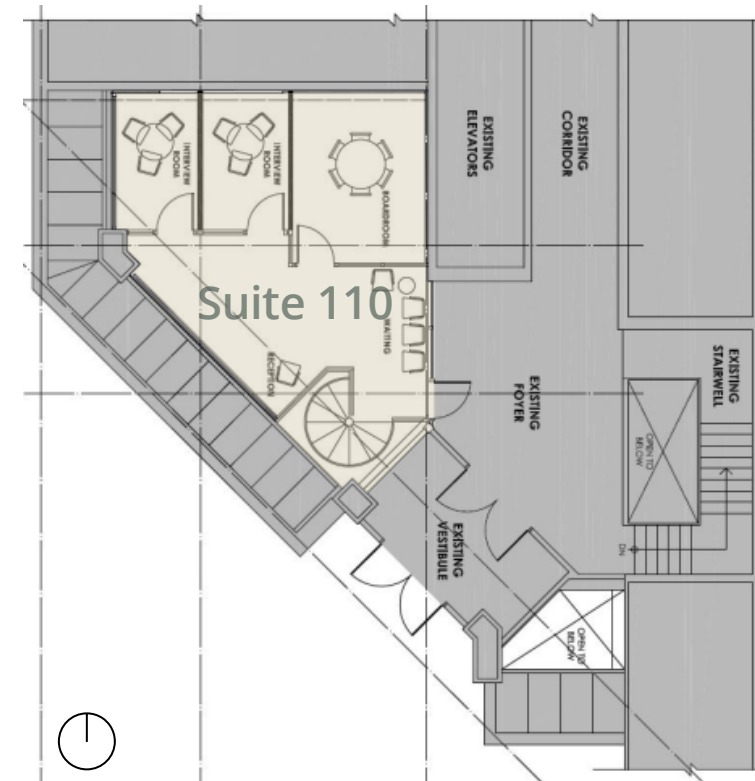
The property offers convenient access to Calgary's downtown core and is surrounded by a wide range of amenities, including restaurants, retail services, fitness facilities, and public transit. The building is located just minutes from the downtown +15 system and within walking distance of nearby LRT access, providing strong connectivity throughout the city.

Located on the main floor, Suite 110 offers direct access, street front exposure, and a functional layout with a mix of private offices, meeting rooms, open workspace and client-facing reception. The unit also permits retail use, providing flexibility for a range of tenants or owner-users. This versatility, combined with its central Beltline location and natural light from the sloped glass skylight feature at the entrance, makes the property an attractive opportunity for investors seeking a well-located asset with broad market appeal.





## Highlights

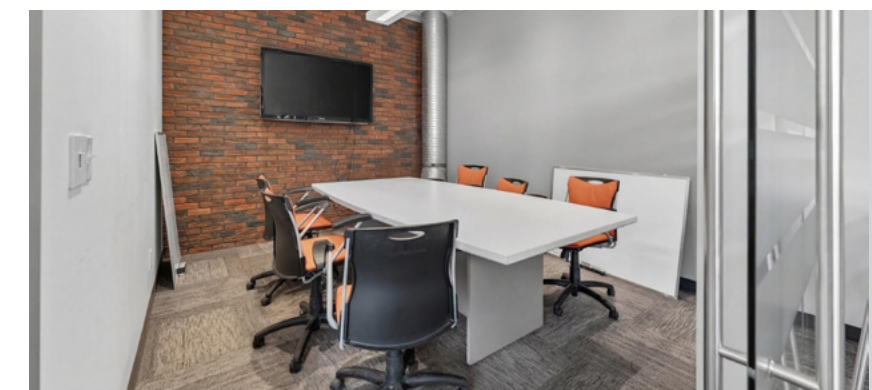
-  Surrounded by a wide range of nearby amenities
-  Main floor unit with direct access
-  Opportunity for office or retail use
-  Beautifully exposed brick
-  Walking distance to nearby LRT access
-  Immediate access to major bus transit routes
-  Sloped glass skylight windows

## Main level

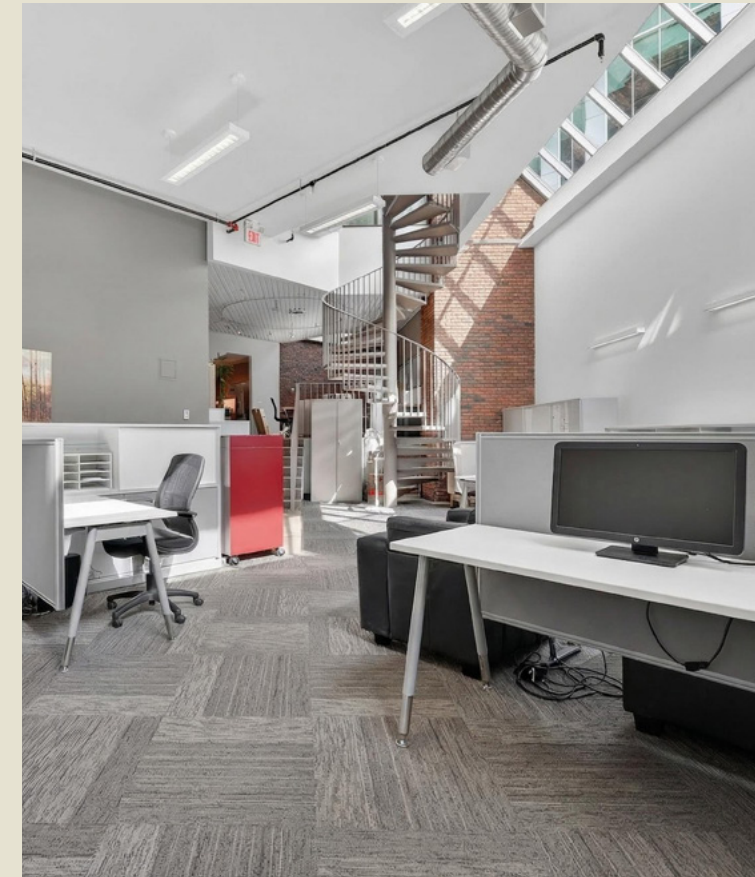


## Suite highlights







-  One (1) meeting room
-  Two (2) meeting pods
-  Reception / Waiting Area
-  Interconnecting staircase
-  Abundance of natural light



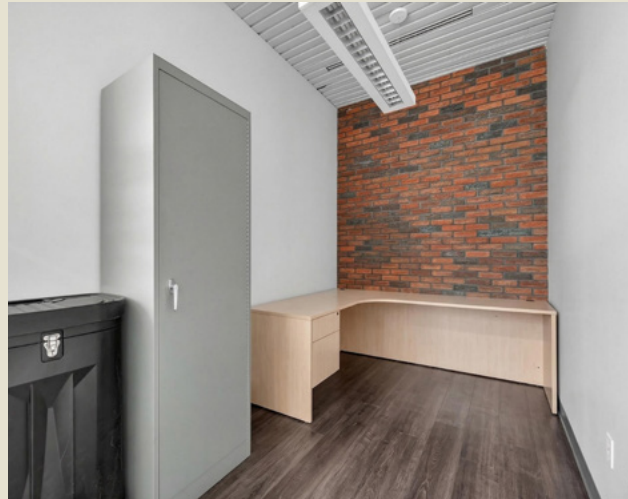
# Lower level



## Suite highlights

-  Two levels with spiral staircase
-  Lounge & kitchenette
-  Open floor area
-  Filing and storage space
-  20' ceilings
-  Accommodates a variety of uses

# Gallery



# Heart of the Beltline

Parkside Place occupies a prime position along 12 Avenue SW in Calgary's Beltline, a prominent corridor connecting the downtown core to vibrant residential and commercial neighbourhoods. The property offers walkable access to downtown Calgary, the +15 pedestrian network, nearby LRT stations, and major transit routes. The surrounding area features an abundance of restaurants, cafés, retail, and fitness amenities, all within close proximity.

## Health & wellness

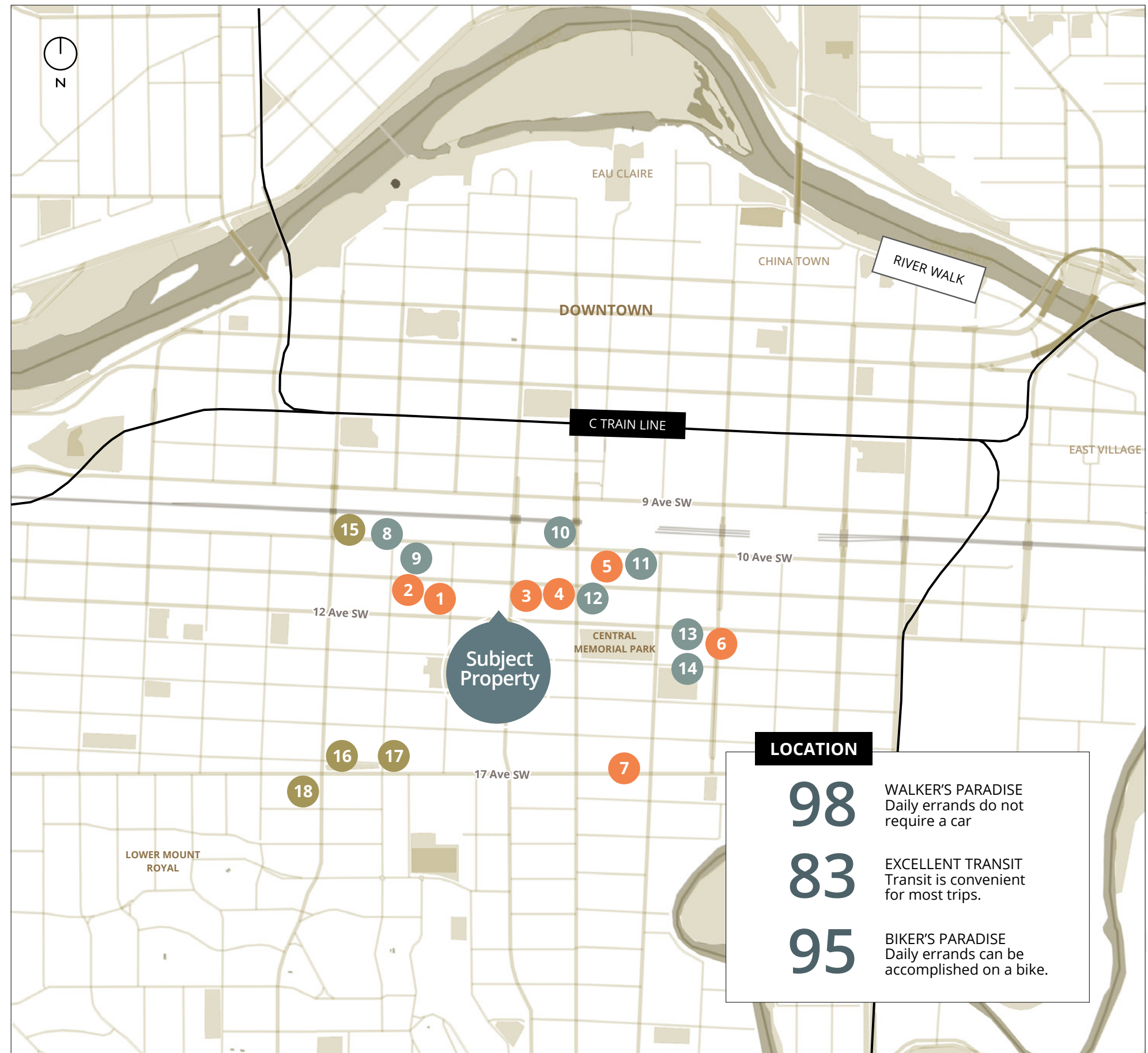
1. The Academy | Gym
2. Rage Fitness
3. Yoga Passage
4. TYG Training
5. Wildcard Fitness
6. Anytime Fitness
7. Home Lifestyle Club

## Restaurants

8. Bridgette Bar
9. Noble Pie
10. Luca Restaurant
11. CRAFT Beer Market
12. Lil' Empire Burger
13. Ten Foot Henry
14. Pat and Betty

## Retail

15. Mountain Equipment Co-op
16. Mount Royal Village
17. Kit and Ace
18. Hanson Square



We look forward to discussing this opportunity with you further.

For Sale Inquiries:

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