

For Sale

PRICED TO SELL
AT \$2,488,000



INVESTMENT OPPORTUNITY

628 11 AVE SW
CALGARY, ALBERTA



HIGHLIGHTS

- Freestanding office building with main floor retail space.
- Ideally located in the heart of the Beltline.
- Quick and easy access to Downtown Calgary.

PROPERTY DESCRIPTION

List Price:	\$2,997,000 \$2,488,000
City Assessment:	\$3,480,000 (2019)
Site Area:	0.15 Acres - 1.84 FAR
Total Area:	14,336 sq. ft. TBV
Office Area:	6,000 sq. ft. TBV
Retail Area:	3,936 sq. ft. TBV
Storage/Parking:	4,400 sq. ft.
Taxes:	\$66,812.17 (2020)
Zoning:	CC-X
Parking:	9 Underground parking stalls, Street parking
Available:	Immediate
Legal:	City of Calgary, PLAN A, BLOCK 68 LOT 33 and 34

DEMOGRAPHICS

Demographics pulled from 3km radius



Average Age
36.6



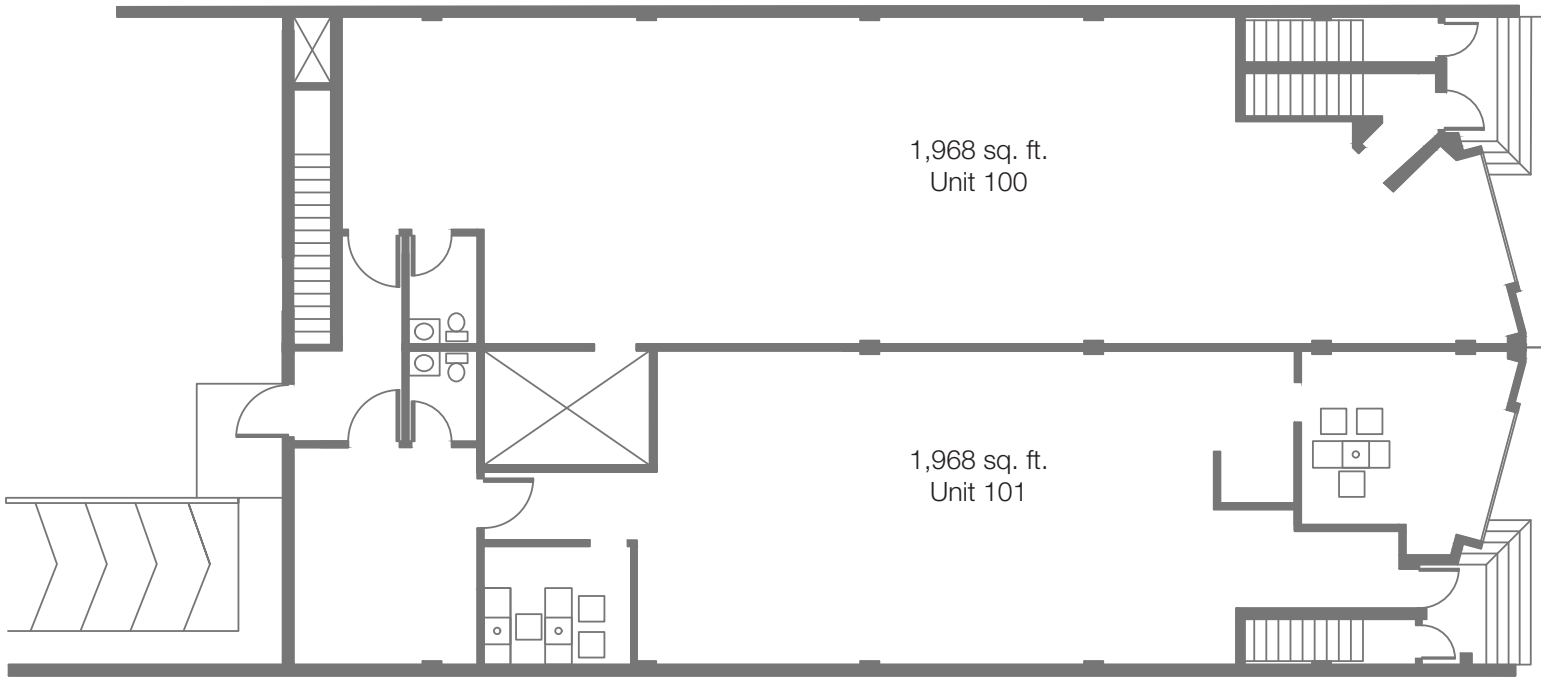
Household Income
\$141,921.80



Traffic Count
20,000 VPD

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

AVENUE | Commercial
Real Estate Solutions



UNIT 100



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Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

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RETAIL SPACE

628 11 Ave SW, Calgary, Alberta

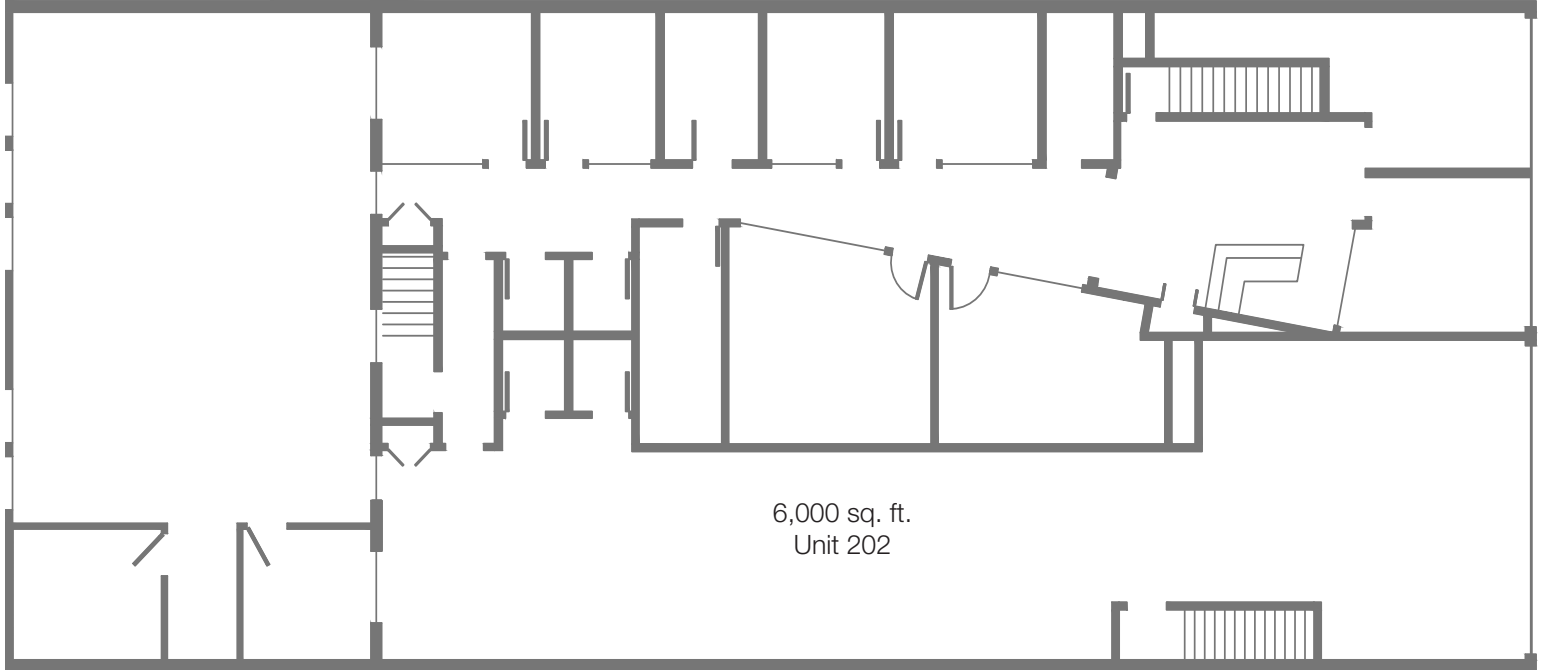


UNIT 101



OFFICE SPACE

628 11 Ave SW, Calgary, Alberta



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PERMITTED USES

- Accessory Food Services
- Counselling Services
- Fitness centre
- Health Services Laboratory-With Clients
- Medical Clinic
- Pet Care Services
- Radio and Television Studio
- Retail and Consumer Service

DISCRETIONARY USES

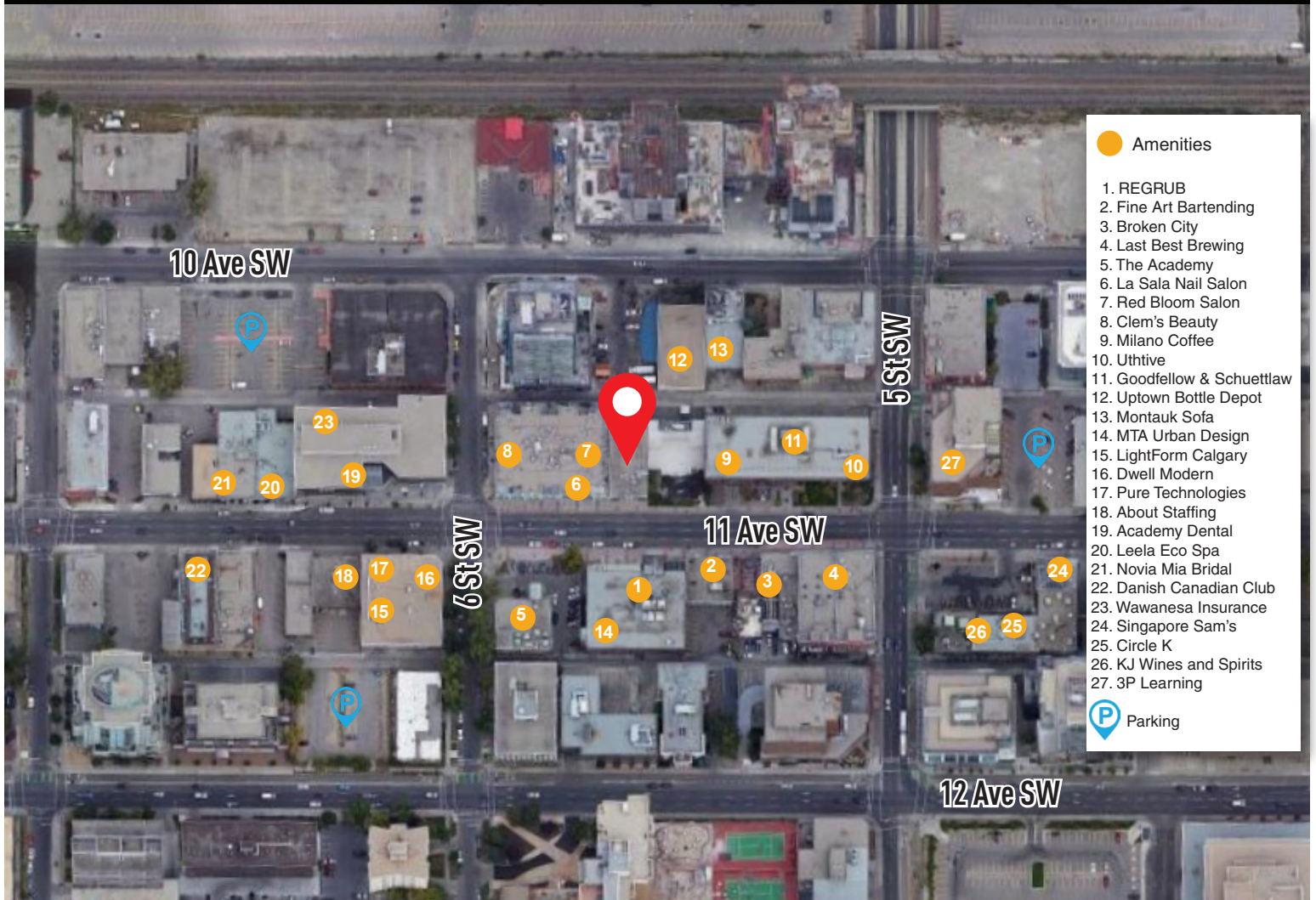
- Addition Treatment
- Artist's Studio
- Billard Parlor
- Computer Games Facility
- Drinking Establishment-Medium
- Restaurant: Licensed-Medium
- Veterinary Clinic
- Live Work Unit

PARKING



LOCATION

628 11 Ave SW, Calgary, Alberta



Amenities

1. REGRUB
2. Fine Art Bartending
3. Broken City
4. Last Best Brewing
5. The Academy
6. La Sala Nail Salon
7. Red Bloom Salon
8. Clem's Beauty
9. Milano Coffee
10. Uthtive
11. Goodfellow & Schuettlaw
12. Uptown Bottle Depot
13. Montauk Sofa
14. MTA Urban Design
15. LightForm Calgary
16. Dwell Modern
17. Pure Technologies
18. About Staffing
19. Academy Dental
20. Leela Eco Spa
21. Novia Mia Bridal
22. Danish Canadian Club
23. Wawanesa Insurance
24. Singapore Sam's
25. Circle K
26. KJ Wines and Spirits
27. 3P Learning

Parking

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Mike Blayney

Vice President, Sales & Leasing

403.969.7355

mblayney@avenuecommercial.com

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