



**GREAT BELTLINE LOCATION!**

**1324 11 AVENUE SW  
CALGARY, ALBERTA**



## HIGHLIGHTS


- Well laid out second and third floor office space available immediately.
- Located just off 14th Street SW, walking distance to 17 Avenue with easy access onto Bow Trail and Crowchild Trail.
- Office space is fully built out with offices, kitchen, reception & board room
- The building is serviced by one elevator to all three floors
- Restaurant and gym located on the main floor
- Walking distance to Sunalta LRT station

## PROPERTY DESCRIPTION

<b>Base Rent:</b>	Market
<b>Size:</b>	2nd Floor: 413 sq. ft. 3rd Floor: 500 sq. ft.
<b>Typical Floor Size:</b>	10,900 sq. ft.
<b>Term:</b>	Negotiable
<b>Available:</b>	Immediately

## BUILDING INFORMATION

  
**Zoning**  
CC-X

  
**Building Size**  
29,700 Sq Ft

  
**Year Built**  
1981

  
**Floors**  
3

  
**Parking**  
Available

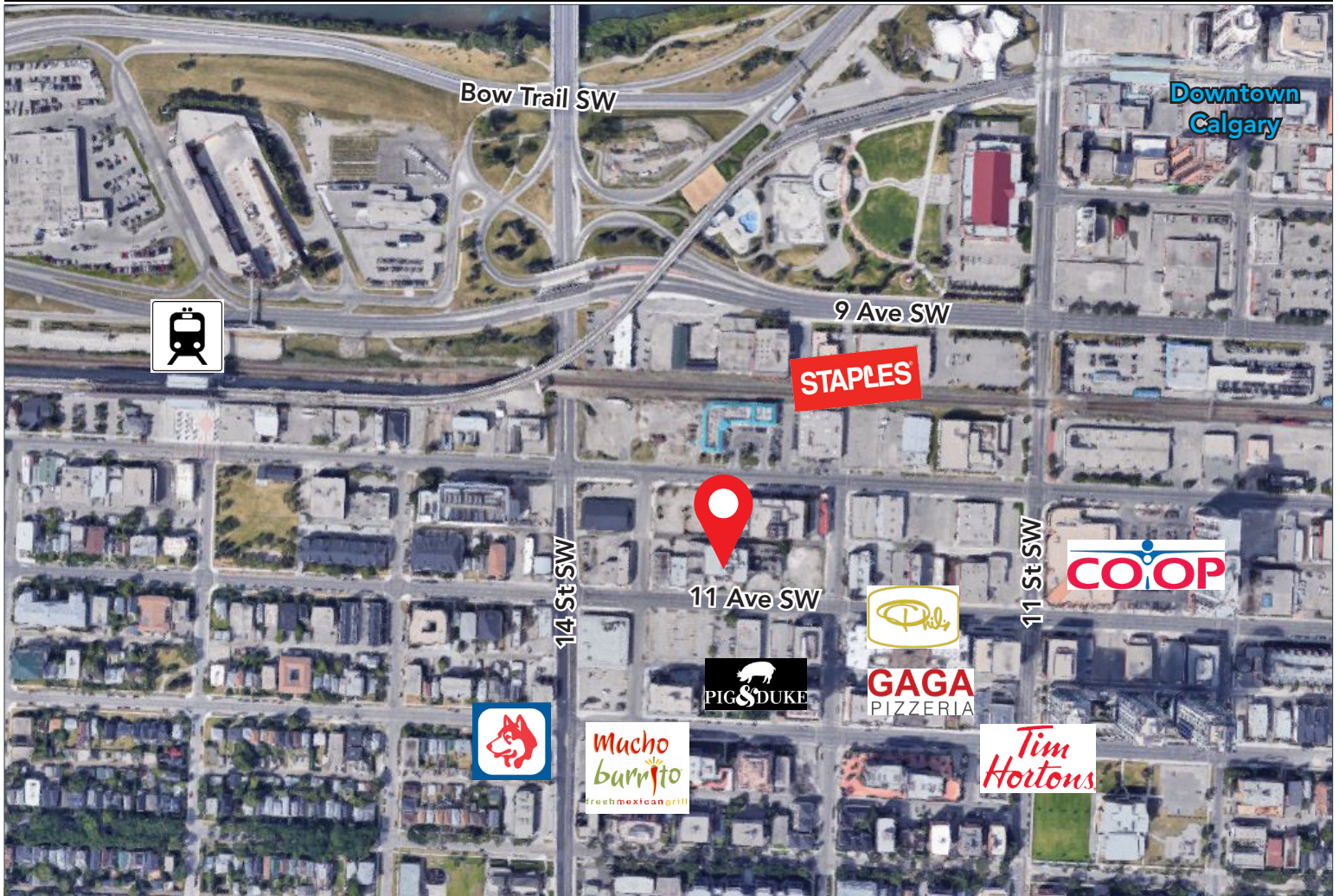
**HEAD OFFICE**  
Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

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Real Estate Solutions



# LOCATION

1324 11 Avenue SW, Calgary, Alberta



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

**Steven Butt**

*President/Founder*

**403.802.6767**

[sbutt@avenuecommercial.com](mailto:sbutt@avenuecommercial.com)

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**Main** 403.802.6766

**Toll Free** 800.750.6766