

For Sale

BACK ON THE MARKET!  
REDUCED PRICE \\\ 8% CAP



HIGHLY VISIBLE BELTLINE LOCATION

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



## HIGHLIGHTS

- **High-Visibility Location** — Positioned between 12 Ave and 13 St in the Beltline.
- **Growing Beltline Area** — Surrounded by new condo and commercial developments.
- **Transit Access** — Multiple bus routes nearby; walking distance to Sunalta LRT.
- **On-Site Parking** — Plus additional street parking on surrounding roads.
- **Walkable Amenities** — Close to restaurants, cafés, liquor stores, retail, and the Design District.
- **Ideal Investment** — Suitable for investors or owner-users.

## PROPERTY DESCRIPTION

<b>Sale Price:</b>	\$620,000 <b>Now \$585,000</b> - 2 units sold together
<b>Size:</b>	Unit 109: 1336 12 Ave SW - 386 sq ft Unit 110: 1340 12 Ave SW - 552 sq ft
<b>NOI:</b>	8%
<b>Availability:</b>	Immediate
<b>Net Rate:</b>	Market

## DETAILS



**Household  
Income**  
\$82,608



**Population**  
127,483



**Year Built**  
1980



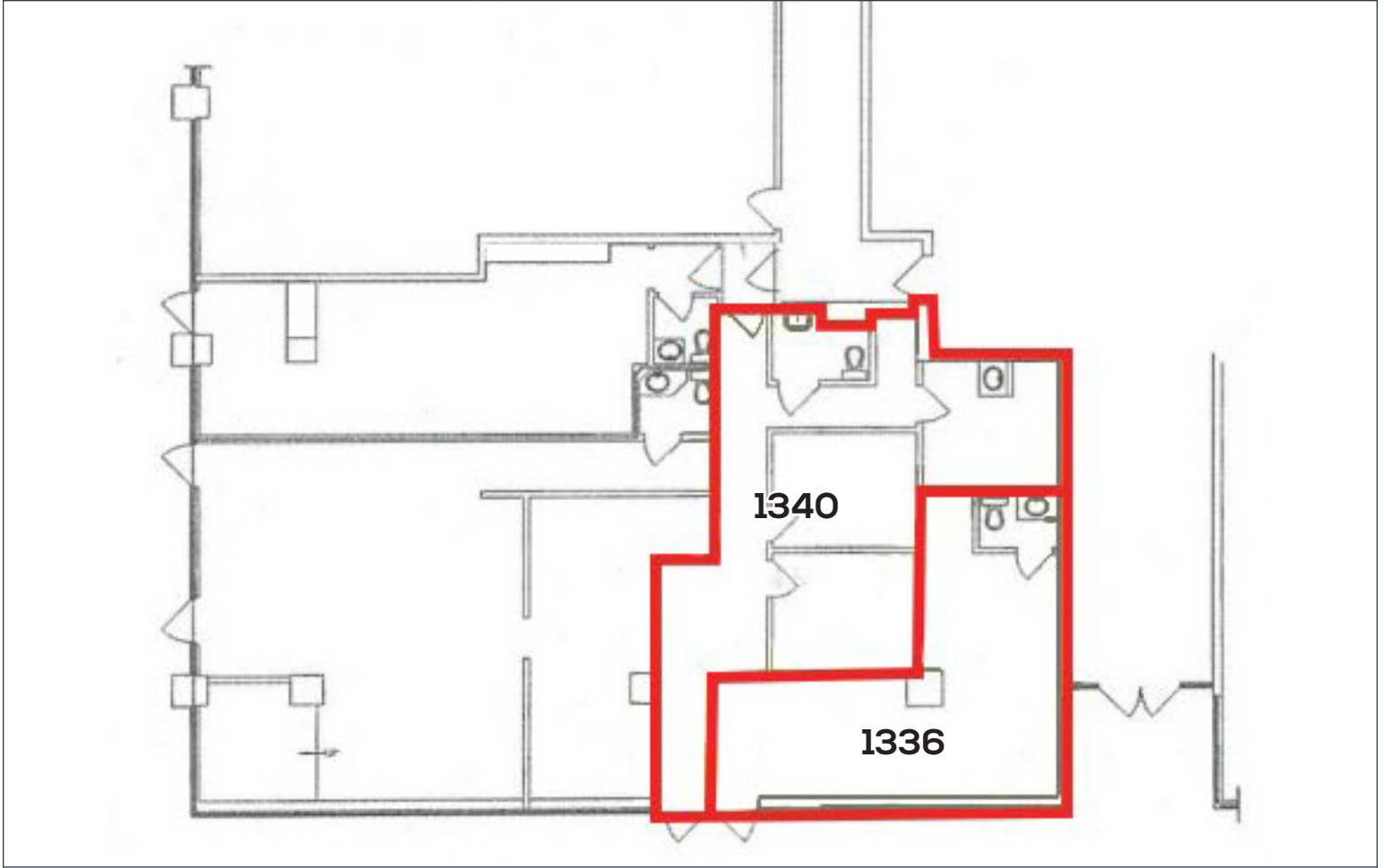
**Zoning**  
CC-x

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

**AVENUE** | Commercial  
Real Estate Solutions

# FLOOR PLAN

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



**HEAD OFFICE**

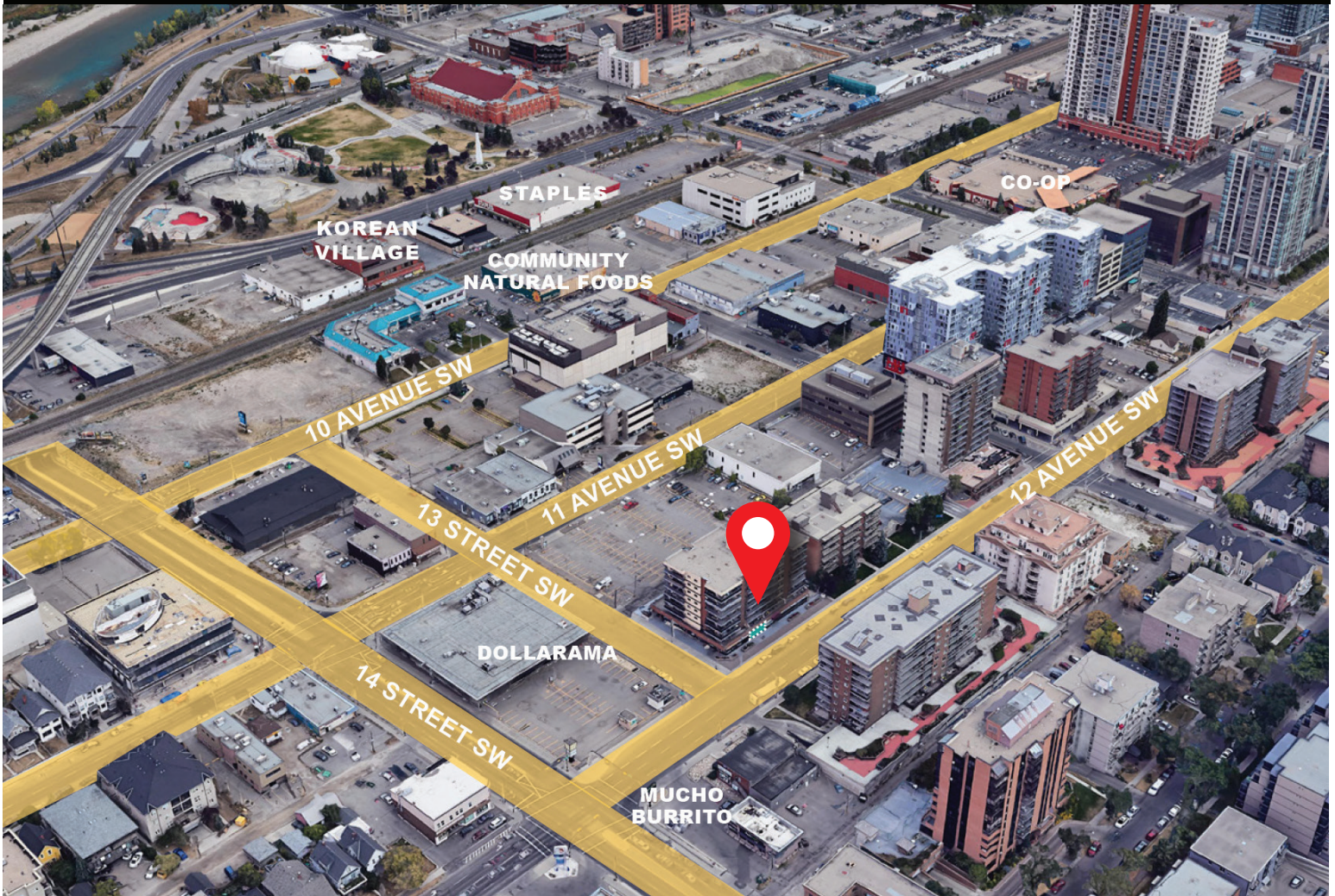
Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6

**Main** 403.802.6766

**Toll Free** 800.750.6766

# LOCATION

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



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

**Blair Mastin**

*Associate, Sales and Leasing*

**403.861.0048**

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

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.



### HEAD OFFICE

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

**Main** 403.802.6766

**Toll Free** 800.750.6766

[AvenueCommercial.com](http://AvenueCommercial.com)

