

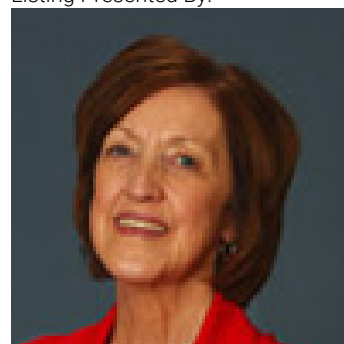


## 718 12 Avenue Calgary Alberta

\$650,000

Click brochure link for more details\*\* Prime Office Condo Opportunity for Sale: Unit 101 This fully furnished, move-in ready office condo has undergone recent renovations, incorporating high-end finishes and improvements. Strategically located on the main floor, this property boasts excellent visibility with building signage along 12th Avenue SW, attracting a high volume of foot and vehicle traffic. Zoned for flexible office and retail uses, this unit is situated in the CC-X Centre City Mixed Use District, offering a unique opportunity for businesses to thrive. Additional amenities include: 6 titled surface parking stalls available for \$200/month Convenient access to the 12th Avenue cycle track On-site gym and sauna for tenant use Proximity to a variety of amenities, including: Safeway Starbucks Bonterra Gravity Coffee Bar This exceptional office condo is poised to meet the needs of businesses seeking a prime location in the heart of the Beltline. (id:6769)

Listing Presented By:



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CIR

**REALTY**

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