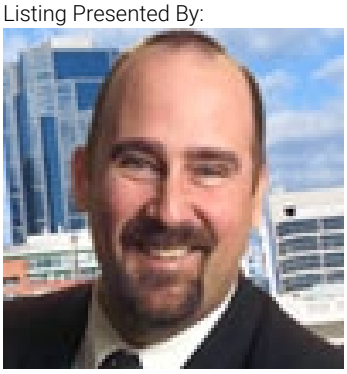



# 1340 12 Avenue Calgary Alberta

$564,000

Prime Beltline Location-High Visibility-Strong Tenant Appeal. Ideally positioned between 12 Ave & 13 St, these two units offer excellent visibility in Calgary's growing Beltline. Surrounded by new condo and commercial development, it provides strong long-term investment potential and a location which existing tenants appreciate and want to stay. Enjoy easy transit access, Sunalta LRT within walking distance, on-site parking, street parking, and a wide range of restaurants, cafes, retail, liquor stores, and the nearby Design District. Ideal for investors or owner-users. With a CAP rate of 8.5%. (id:6769)

Listing Presented By:



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Avenue Home Realty Inc.

https://avenuehomerealty.com/

**RE/MAX Realty Professionals**

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