



472 12 Avenue Calgary Alberta

\$780,000

Excellent commercial investment opportunity in the prestigious Arriva Podium building. Get into this lucrative market with Stampede Park's expanding events centre including the new hockey arena expected to be finished in 2027. This 1,309 square foot retail bay is located on 12th avenue directly across from the coming Stampede Park Hotel with 220 rooms. This turn key triple net investment has been leased to the same tenant since 2009. The tenant pays condo fees (Operating Costs) , municipal taxes and utilities. The current 5 year lease is in place until 2027. Strategically located on 12th Avenue SE there will be ever growing pedestrian and vehicle traffic flowing into this developing area. Currently there are 620 residential units in the adjacent Guardian Towers and 164 residential in the Arriva Tower. Three titled indoor parking stalls (17,18,19) are included.

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Listing Presented By:



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Keller Williams BOLD Realty

<http://www.morrisonbone.com/>

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