

**1350 11 Avenue SW**  
**Calgary, Alberta**

**MLS # A2246471**



**\$2,099,999**

**Division:** Beltline  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 4,500 sq.ft.  
**Zoning:** CC-X

|                                                                                |   |                       |           |
|--------------------------------------------------------------------------------|---|-----------------------|-----------|
| <b>Heating:</b>                                                                | - | <b>Addl. Cost:</b>    | -         |
| <b>Floors:</b>                                                                 | - | <b>Based on Year:</b> | -         |
| <b>Roof:</b>                                                                   | - | <b>Utilities:</b>     | -         |
| <b>Exterior:</b>                                                               | - | <b>Parking:</b>       | -         |
| <b>Water:</b>                                                                  | - | <b>Lot Size:</b>      | 0.15 Acre |
| <b>Sewer:</b>                                                                  | - | <b>Lot Feat:</b>      | -         |
| <b>Inclusions:</b> Refrigerator, Stove, Hood Fan. Office Desk & Cabinets as is |   |                       |           |

**\*For Sale or Lease!\*** Incredible downtown location with both customer and employee parking! This 4500 Sqft mixed use space has a great frontage and exposure to downtown traffic. This is the perfect opportunity for a medical clinic, professional office, restaurant, wholesale, retail or more! This corner unit building offers a highly visible exposure to traffic on 11 Ave SW, ample parking to the rear or public street parking to the West of the building, walking distance to LRT and bus routes. The building is zoned CC-X for a variety of usages.