

214 11 Avenue SE  
Calgary, Alberta

MLS # A2097177



## \$2,000,000

<b>Division:</b>	Beltline
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Imperial Lofts
<b>Bus. Name:</b>	-
<b>Size:</b>	15,949 sq.ft.
<b>Zoning:</b>	Centre City (CC-X)

<b>Heating:</b>	Hot Water, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Membrane	<b>Utilities:</b>	Cable, Fiber Optics at Lot Line
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Office or Retail owner user opportunity with existing revenue. Establish your business in Calgary's Entertainment District. 15,000 square feet ideally situated in close proximity to the new BMO Center, the Stampede Grounds and Downtown. Adjoining one of Calgary's four, true warehouse conversions in the Warehouse district, this property is in an ideal harbinger of the exciting 20-year vision for East Victoria Park, which sees a mixed-use community home to 8,000 new residents and 4 million square feet of new mixed-use development space. As part of CMLC's Rivers District Master Plan, this location will be at the hub of Calgary's new Culture and Entertainment District, providing a vibrant and lively year-round gathering place, strengthening connections between people and the places they share. The project includes a visually striking expansion of the BMO Centre, on track for completion in June 2024, a new Event Centre with modernized arena, an Arts Commons transformation, Stampede Trail Retail destination and the new Green Line LRT. Project priorities include connections into and out of the district, easy access to Stampede Park and to the Elbow River, which provides the rivers district boundary. Plans for the Warehouse District see a mix of commercial, office and residential spaces taking over the historic brick buildings and restored warehouses to create a unique street experience. Here, you would be well ahead of the game. Current tenants include personal services, small design businesses, marketing companies, non-profits, dance studio. A cool bunch of tenants.