

1310 11 Street SW
Calgary, Alberta

MLS # A2105026



\$1,050,000

Division: Beltline
Type: Office
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 2,542 sq.ft.
Zoning: DC 896

Heating: Fireplace(s), Forced Air, Natural Gas
Floors: -
Roof: Asphalt Shingle
Exterior: Stucco, Wood Frame
Water: -
Sewer: -
Inclusions: NA

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 0.07 Acre
Lot Feat: -

Substantial Price Reduction. Excellent Beltline Owner User Opportunity, well appointed, fully developed professional 2 story office with rear on site parking. Main level offers generous lobby / reception area, boardroom and 2 offices, 2nd level provides 2 executive offices, 2 private offices and a kitchenette. Lower level contains 2 washrooms and storage area. Total gross rentable area of 2,542 sq. ft., main, 950 sq. ft., 2nd, 850 sq. ft. plus 733 sq. ft. lower level. Site also offers 4 rear parking with elevated patio above. Roof shingles replaced last 7 years. Ideal inner city owner user opportunity.