

903 10 Avenue SW  
Calgary, Alberta

MLS # A2130755



## \$7,650,000

Division: Beltline

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 244,224 sq.ft.

Zoning: CC-X

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.25 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

This retail and office condominium building is very well located with direct frontage onto 10th Avenue SW and 8th Street SW along the 8th Street SW Retail Corridor. The building was constructed in 2015 and offers modern tenant spaces that compete well in the market. The property also offers 30 parking stalls for the exclusive use of the commercial tenants. The property is fully occupied with a variety of tenants including Canada Post and AEON Future Health. Located in the Beltline neighbourhood, the building is surrounded by various retail amenities and is situated within minutes of the Downtown Core. The Beltline houses 15,841<sup>+</sup> residential dwellings and has a population of 24,441<sup>+</sup>, providing significant foot traffic in the area. CC-X Centre City Mixed Use District which allows a broad variety of commercial uses.