

480 12 Avenue SE
Calgary, Alberta

MLS # A2146691



\$1,639,000

Division:	Beltline
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,189 sq.ft.
Zoning:	DC (pre 1P2007)

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

We are delighted to present an exclusive opportunity to acquire a premier commercial asset strategically located across from Calgary's New Event Centre, Cowboys Casino, BMO Centre, the Green Line LRT, and the Calgary Stampede, in the vibrant Victoria Park district. The units are situated on the main floor of the retail podium in Arriva, an esteemed mixed-use development that includes retail and office spaces, alongside a 36-storey residential tower with 164 high-rise condominium units. The commercial space comprises two separate units, currently tenanted by a successful liquor store and a convenience store with long-term leases in place, ensuring a stable income stream for prospective investors with positive cash flow. Additionally, there is an opportunity to own a liquor store with the property. Please contact us for further details. Seize this unparalleled investment opportunity in one of Calgary's most sought-after locations. To arrange a viewing, please contact us at your earliest convenience.