

622

11TH AVENUE SW

CALGARY, AB

CBRE

National Investment Team
CALGARY



CUPS CHILD
DEVELOPMENT CENTRE





THE OFFERING

CBRE Limited (“CBRE”) is pleased to offer for sale a 100% freehold interest in 622 11th Avenue SW (the “Property”), a 11,200 SF building situated on a 0.22-acre site in the heart of the Beltline, one of Calgary’s most desirable inner-city communities with abundant restaurants, cafes, bars and boutique retail establishments. This offering provides prospective investors an exceptional opportunity to acquire a strategically located asset along the high-traffic 11th Avenue SW corridor and is within a few city blocks from the downtown core.

INVESTMENT HIGHLIGHTS

- + Frontage along the high traffic, westbound one-way road of 11th Avenue SW
- + Currently approved and utilized as a children’s development centre with an outdoor play area
- + The Property is surrounded by an excellent array of retail amenities and offers convenient access to the downtown core
- + Efficient access to different nodes of the city through major road networks. In addition, the LRT is less than a 10-minute walk to the north

PROPERTY DETAILS

Municipal Address	622 11 th Avenue SW, Calgary, AB
Legal Description	Plan A1; Block 68; Lots 30 - 32
Submarket	Beltline
Year Built	1974
Approximate NRA	11,200 SF
Site Size	0.22 Acres (9,762 SF)
Land Use Classification	CC-X (Centre City Mixed Use District)

WALKING DISTANCE

Downtown Core 7 minutes
LRT 9 minutes

WALKSCORE

TRANSITSORE

BIKESORE

94

83

94



Centennial Parkade

Orchard

SKA Thermal Spa

Milano Coffee

The Curryer

Last Best Brewing

622 11th Avenue SW

REGRUB Beltline

SaVeg Cafe

9th Avenue SW

11th Avenue SW (17,000 VPD)

12th Avenue SW

622

11TH AVENUE SW

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PROPERTY DETAILS

622 11th Avenue SW is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property. The Vendor is now prepared to receive submissions of interest to purchase. The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice.

Contact Us

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