









## THE OFFERING

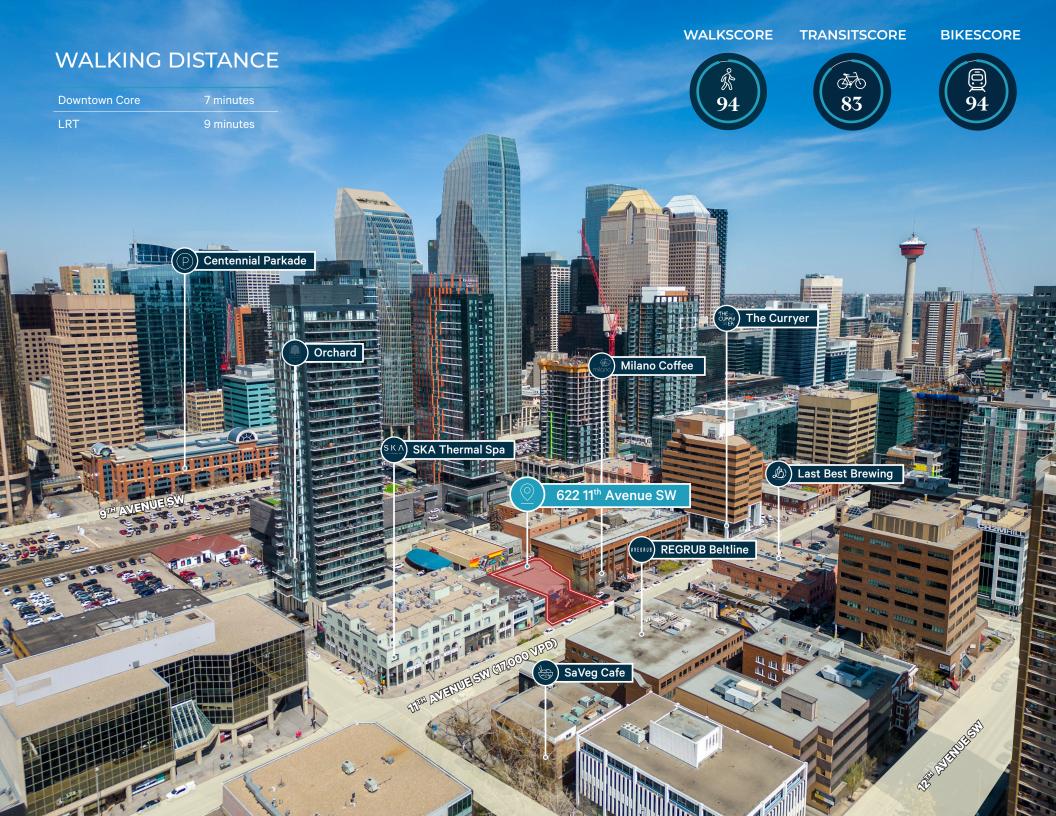
CBRE Limited ("CBRE") is pleased to offer for sale a 100% freehold interest in 622 11th Avenue SW (the "Property"), a 11,200 SF building situated on a 0.22-acre site in the heart of the Beltline, one of Calgary's most desirable innercity communities with abundant restaurants, cafes, bars and boutique 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 <sup>th</sup> 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)       |



# 622 TITH AVENUE SW

CALGARY, AB

## **PROPERTY DETAILS**

622 11<sup>th</sup> 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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C A L G A R Y

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