

FOR SALE  
**EPIQUE HOUSE**

640 12<sup>TH</sup> AVENUE SW

CALGARY, AB







## THE OFFERING

CBRE's National Investment Team – Calgary ("CBRE"), is pleased to present the opportunity to acquire a 100% freehold interest in Epique House (the "Property"), a vacant 4-storey office building with a total net rentable area of 33,591 SF, located in Calgary's trendy inner-city community of Beltline. The Property is ideally located within steps to an abundant selection of retail amenities including restaurants, cafés, bars and shopping establishments. Furthermore, the Property is within walking distance to the Downtown Commercial Core and to the LRT Line along 7<sup>th</sup> Avenue SW. The Property is being offered for sale on a clear title basis.

## PROPERTY DETAILS

Municipal Address	640 12 <sup>th</sup> Avenue SW, Calgary, AB
Legal Description	SA1;71;37-40
Submarket	Beltline
NRA	33,591 SF
Year Built	1964
# of Storeys	4
# of Parking Stalls	9 Covered Stalls
Site Size	11,400 SF (0.26 Acres)
Land Use	CC-X
Occupancy	0%
Property Tax (Est. 2024)	\$58,280







17<sup>TH</sup> AVENUE RETAIL & ENTERTAINMENT DISTRICT

Best Western Plus Suites Hotel

Jelly Modern Donuts

Bonterra Trattoria

Safeway

MEC

Noble Pie

Marriott Residence Inn Hotel

EPIQUE HOUSE  
CALGARY AB

REGRUB

SKA Thermal Spa

Orchard

6<sup>TH</sup> STREET SW

12<sup>TH</sup> AVENUE SW

11<sup>TH</sup> AVENUE SW

10<sup>TH</sup> AVENUE SW

9<sup>TH</sup> AVENUE SW



## INVESTMENT HIGHLIGHTS



Prime opportunity to acquire a 33,591 SF vacant office building significantly below replacement cost



Situated on the northeast corner of 6<sup>th</sup> Street SW & 12<sup>th</sup> Avenue SW



Ideally located within Calgary's trendy neighbourhood of Beltline, with convenient access to some of Calgary's most notable restaurants, grocery stores, entertainment establishments, green spaces and public transportation



Current land use allows for a multi-residential development



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## OFFERING PROCESS

The Property is being offered for sale without a list price or bid date. 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 respond to expressions of interest to purchase the Property as they are received by CBRE. 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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