



**GREAT BELTLINE LOCATION!**

**1324 11 AVENUE SW  
CALGARY, ALBERTA**



## HIGHLIGHTS


- Second floor office space available immediately.
- Located just off 14th Street SW, walking distance to 17 Avenue with easy access onto Bow Trail and Crowchild Trail.
- Office space is fully built out
- The building is serviced by one elevator to all three floors
- Restaurant and gym located on the main floor
- Walking distance to Sunalta LRT station

## PROPERTY DESCRIPTION

<b>Base Rent:</b>	Market
<b>Size:</b>	2nd Floor: 200 sq. ft.
<b>Op Costs &amp; Tax:</b>	\$15.70 psf est.
<b>Term:</b>	Negotiable
<b>Available:</b>	Immediately

## BUILDING INFORMATION

  
**Zoning**  
CC-X

  
**Building Size**  
29,700 Sq Ft

  
**Year Built**  
1981

  
**Floors**  
3

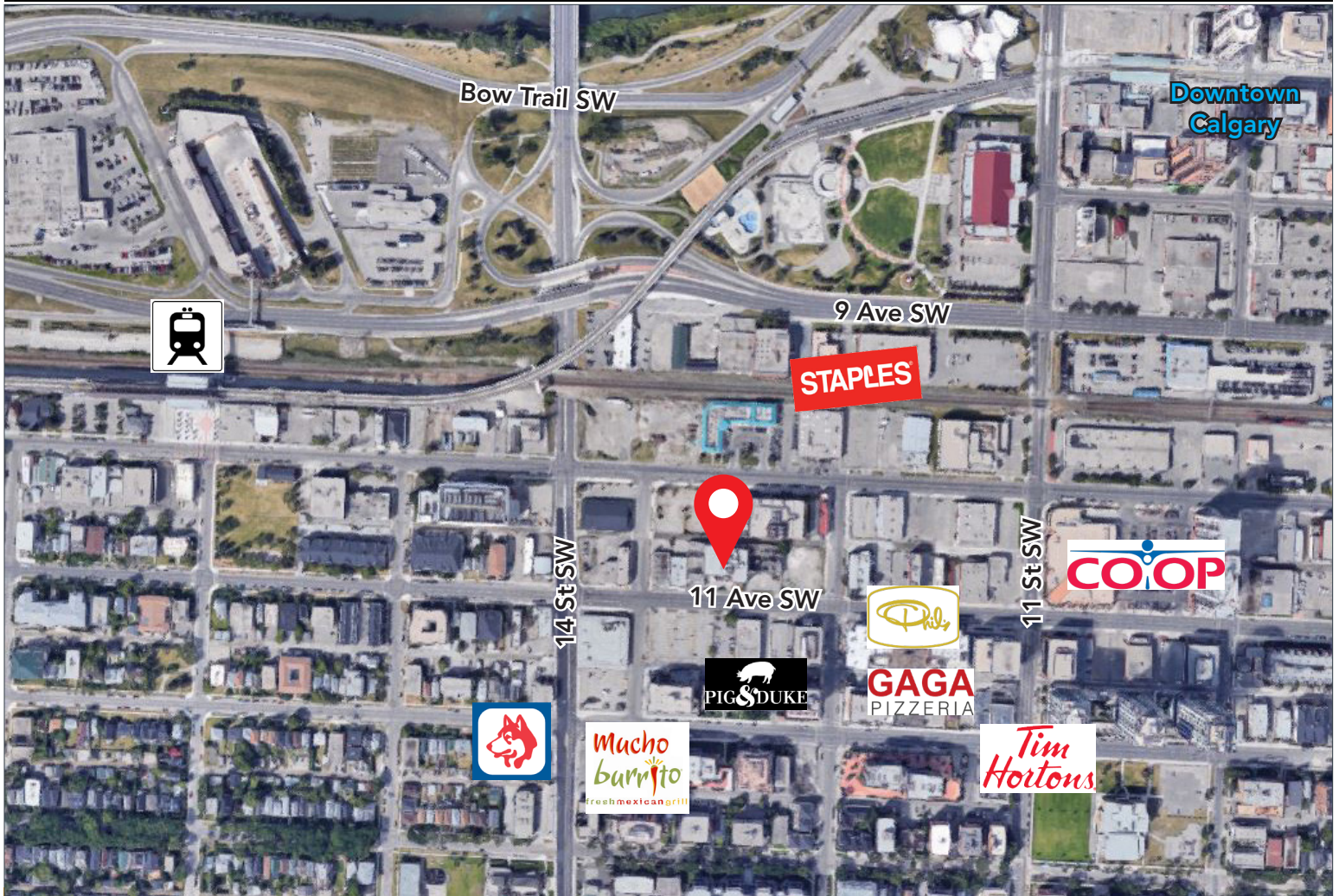
  
**Parking**  
Available

**HEAD OFFICE**  
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[AvenueCommercial.com](http://AvenueCommercial.com)

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Real Estate Solutions

# LOCATION

1324 11 Avenue SW, Calgary, Alberta



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

**Steven Butt**

*President/Founder*

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