

For Lease



GREAT LOCATION

1400 12 AVENUE SW
CALGARY, ALBERTA



HIGHLIGHTS

- A building with high visibility located between 11 Avenue and 12 Avenue on 14 Street
- Located in the growing Beltline community with new condo developments and new commercial developments nearby
- Various bus routes nearby and walking distance to Sunalta LRT station
- Parking available on the premises as well as street parking on surrounding streets
- Walking distance to various amenities such as restaurants, liquor stores, coffee shops, general retail and furniture stores off the design district

DEMOGRAPHICS



Population
21,357



Median Age
33



Household Income
\$57,291



Traffic Count
21,000 vpd 14 St
12,000 vpd 12 Ave
16,000 vpd 11 Ave

Market Rates:

Market

Op Costs & Taxes:

\$10.80 psf est.

Size:

Basement: 33,056 sq. ft.

Term:

5 - 10 years

Zoning:

CC-X Centre City Mixed

Parking:

On-site, ample

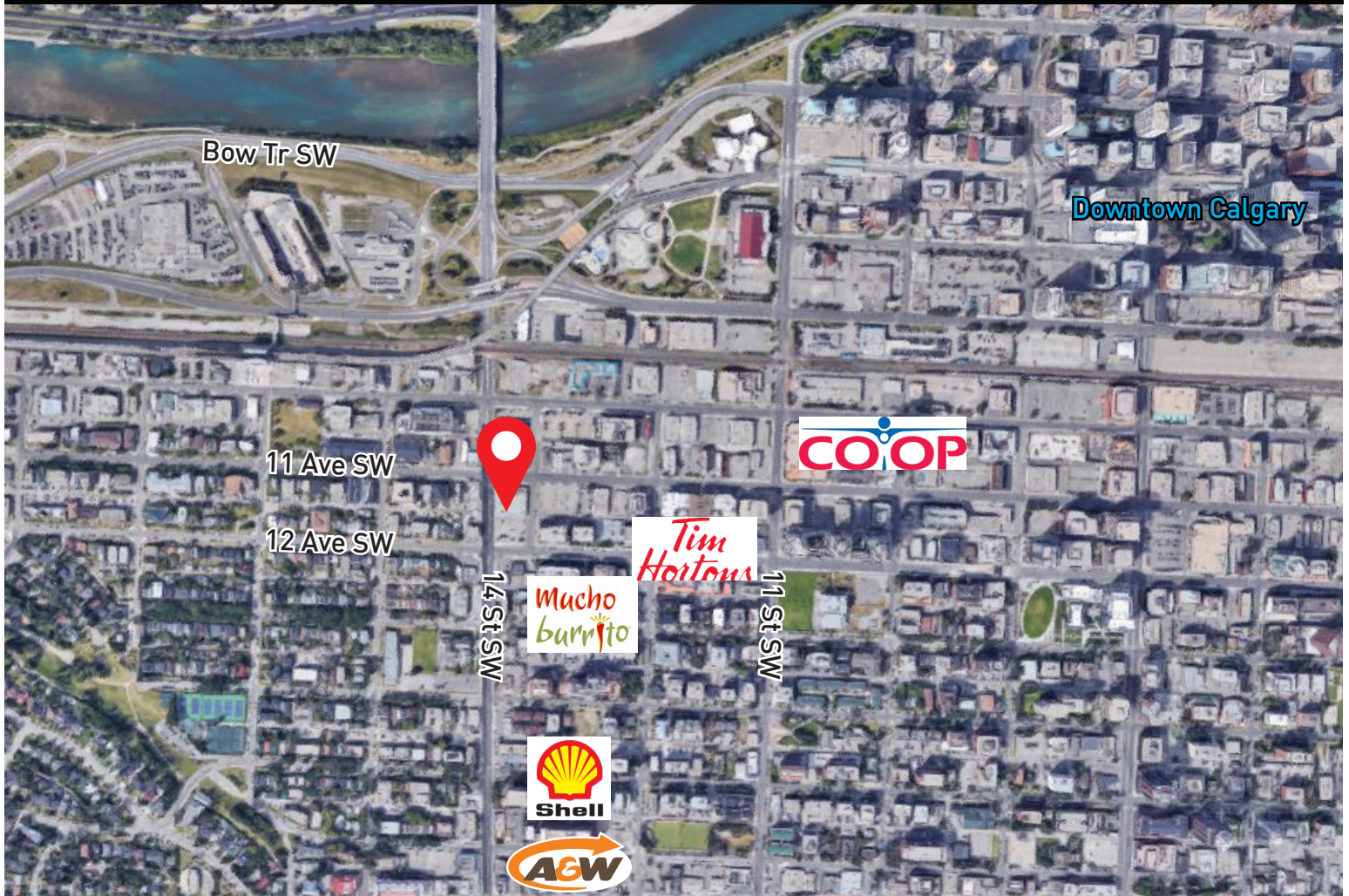
HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions



LOCATION

1400 12 Avenue SW, Calgary, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Brandon Lau

Vice President Sales & Leasing

403.708.0730

blau@avenuecommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.

HEAD OFFICE

Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 800.750.6766