

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:

\$8.50 psf est.

Size:

Basement: 33,056 sq. ft.

Term:

5 - 10 years

Zoning:

CC-X Centre City Mixed

Parking:

On-site, ample

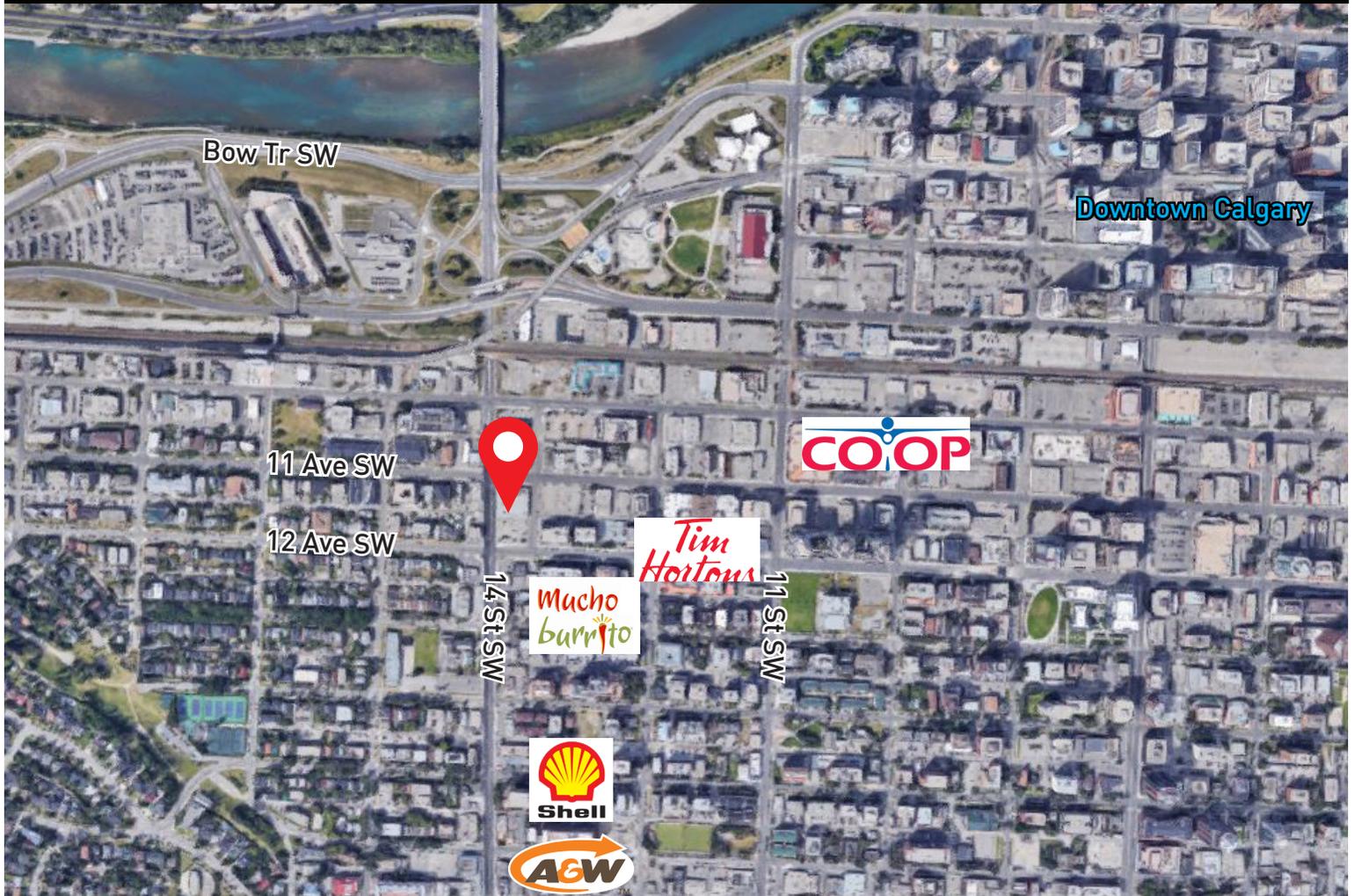
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AVENUE | Commercial
Real Estate Solutions



LOCATION

1400 12 Avenue SW, Calgary, Alberta



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