

FOR LEASE/SALE

CBRE

# Unit 101: 718 12th Avenue SW

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Fully Furnished Move-In Ready Space



# Property Information

- Flexible lease terms available
- Fully furnished move-in ready space
- Close proximity to multiple amenities such as Safeway, Starbucks, Bonterra, and Gravity Coffee Bar
- Main floor opportunity with signage exposure along 12th Avenue
- Located on the 12th Avenue cycle track
- Building features gym and sauna for tenant use

**Municipal Address:** Unit 101, 718 12 Avenue SW

**Year Built:** 1980 / Renovated in 2022

**Land Use:** CC-X Centre City Mixed Use District

**Legal Unit:** 9410472;1

**Size:** 2,887 SF

**Sale Price:** \$650,000.00

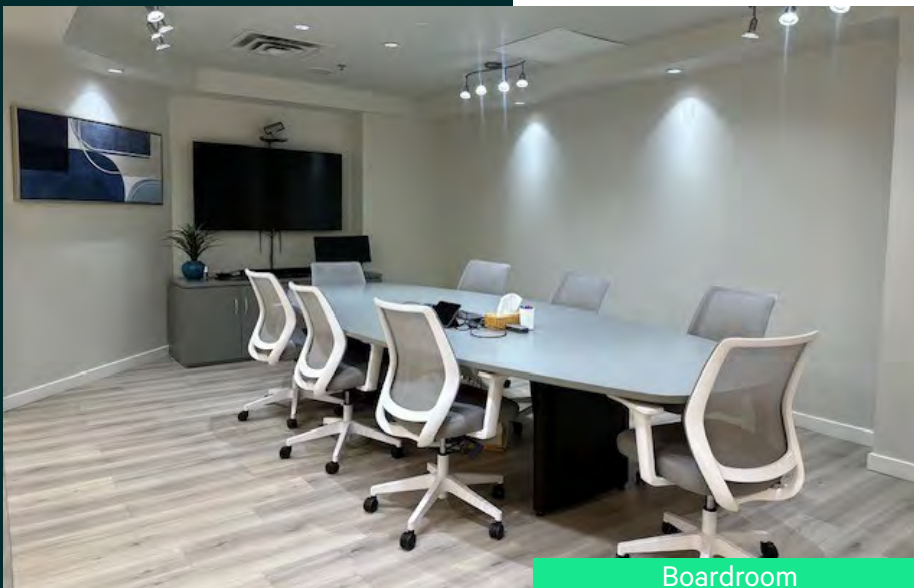
**Operating Costs:** \$19.06 + Janitorial

**Property Tax:** \$14,419.72

**Condo Fees:** \$2,426.34 Per Month

**Parking:** 6 Titled Surface Parking Stalls at \$200/ month

**Available:** 30 Days Notice



Boardroom

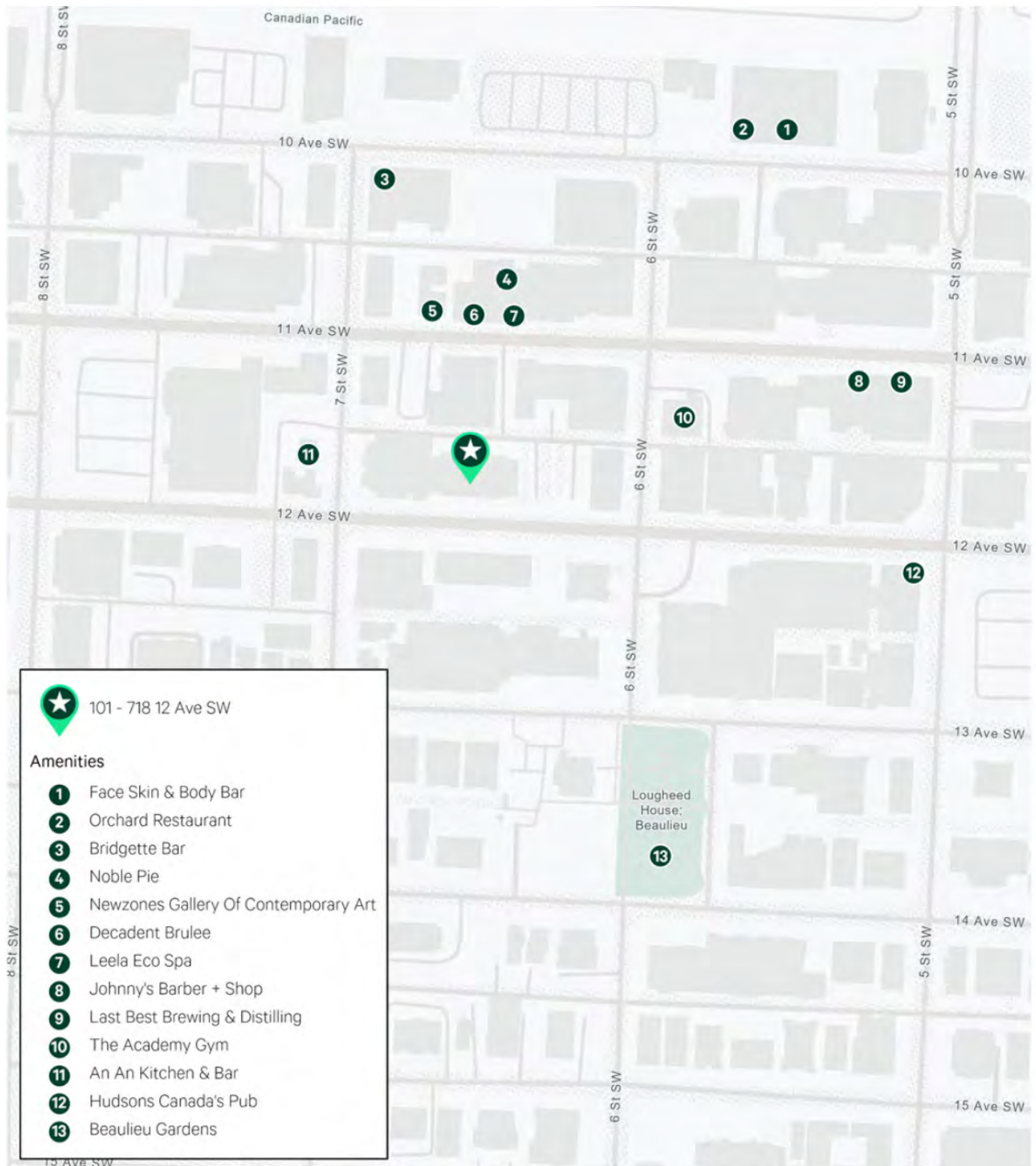
[Virtual Tour](#)

# Unit 101: 2,887 SF

The floor plan shows a central area with an 'EXISTING TABLE' surrounded by chairs. To the left is a 'SERVER CLOSET/STORAGE' area. To the right is a 'RECEPTION' area with a 'CHANGE IN FLOOR FINISH' indicated. Various rooms are labeled with dimensions and furniture specifications, such as '24'0" x 54'0" x 60'0" W.B.' and '30'0" x 30'0" W.B.'. The plan also includes a 'PROPOSED CLIENT INFO/RT LAYOUT' and 'EXISTING MILLWORK'.



# Location



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For more information, please contact:

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**CBRE**

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