

Vendor Motivated
Sale

PRICE REDUCED!
2 UNITS - EXCEPTIONAL VALUE



HIGHLY VISIBLE BELTLINE LOCATION

1336 12 AVENUE SW & 1340 12 AVENUE SW
CALGARY, ALBERTA



HIGHLIGHTS

- **High-Visibility Location** — Positioned between 12 Ave and 13 St in the Beltline.
- **Growing Beltline Area** — Surrounded by new condo and commercial developments.
- **Transit Access** — Multiple bus routes nearby; walking distance to Sunalta LRT.
- **On-Site Parking** — Plus additional street parking on surrounding roads.
- **Walkable Amenities** — Close to restaurants, cafés, liquor stores, retail, and the Design District.
- **Ideal Investment** — Suitable for investors or owner-users.

PROPERTY DESCRIPTION

Sale Price: \$620,000 **Now \$564,000** - 2 units sold together

Size: Unit 109: 1336 12 Ave SW - 386 sq ft
Unit 110: 1340 12 Ave SW - 552 sq ft

NOI: \$48,620.94

Availability: Immediate

Cap Rate: 8.5%

DETAILS



**Household
Income**
\$82,608



Population
127,483



Year Built
1980



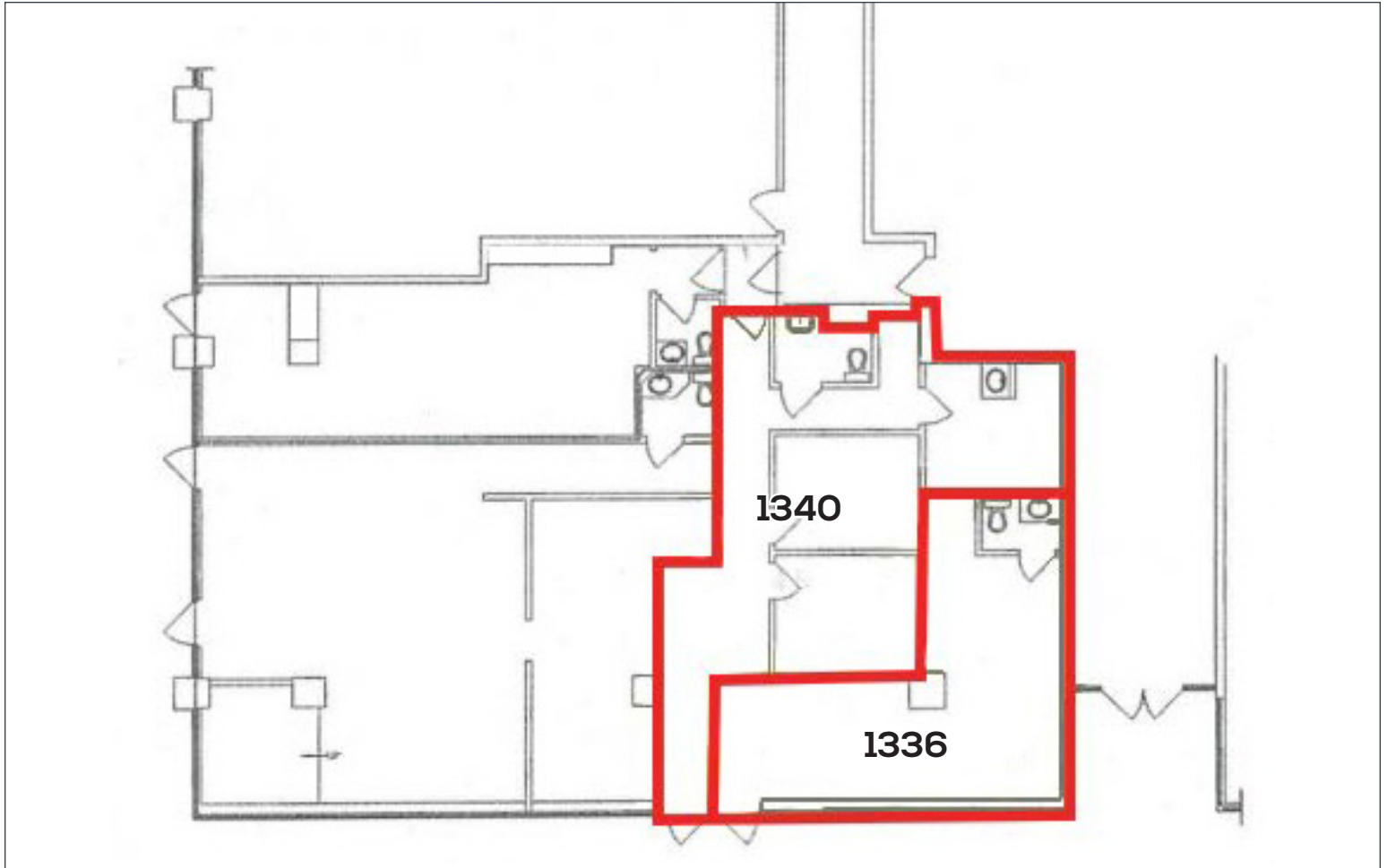
Zoning
CC-x

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

FLOOR PLAN

1336 12 Ave SW & 1340 12 ave SW, Calgary, Alberta



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

Main 403.802.6766

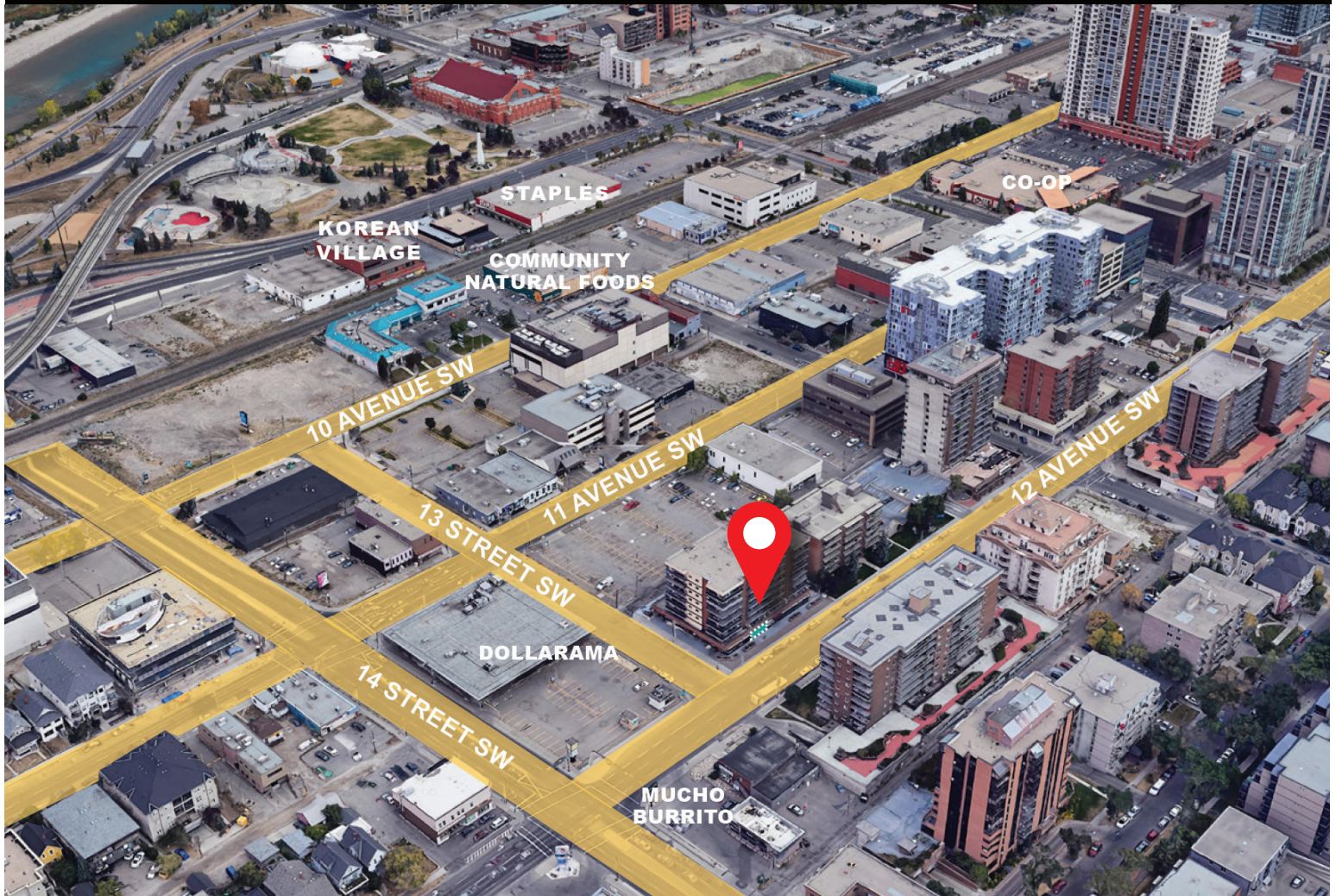
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LOCATION

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Blair Mastin

Associate, Sales and Leasing

403.861.0048

bmastin@avenuecommercial.com

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