



GRASSROOTS
REALTY GROUP

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206 11 Avenue SE
Calgary, Alberta

MLS # A2253836



\$2,700,000

Division:	Beltline
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Imperial Lofts
Bus. Name:	-
Size:	11,936 sq.ft.
Zoning:	CC-X
Addl. Cost:	-
Based on Year:	-
Utilities:	Natural Gas Paid, Electricity Connected, Garbage Collect
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating: Boiler, Hot Water, Natural Gas

Floors: -

Roof: Flat Torch Membrane

Exterior: Brick, Post & Beam, Wood Frame

Water: Public

Sewer: Public Sewer

Inclusions: None

Building 206 - 11th Avenue SE was constructed in 1909 originally as a warehouse and in 1996 renovated to accommodate its current configuration of commercial space on the main and basement levels with three levels of residential apartments (two apartments per floor). It is a four-storey building plus basement with a concrete foundation, post and beam structure, exterior brick cladding and a flat membrane roof. The building is fully sprinklered and heated by a natural gas boiler system shared with the adjacent building. The main floor and basement levels offer retail space and the three upper floors offer five residential units. An opportunity for an investor to upgrade and resell the residential units and maintain the existing commercial tenants or just have long term investment income in a great location.