



GRASSROOTS
REALTY GROUP

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1309 12 Avenue SW
Calgary, Alberta

MLS # A2172778



\$3,200,000

Division:	Beltline		
Type:	Commercial/Multi Family		
Style:	-		
Size:	8,651 sq.ft.	Age:	1969 (56 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.15 Acre		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Flat, Tar/Gravel	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 11 STOVES 11 FRIDGES 11 HOOD FANS

Builders Investors , here is the opportunity to purchase a generating income , 11 suite apartment of large 1 bedrooms, very well taking care of all thru the years , Brick facing building is to desired for , this lot and building of 6500 sq.ft. land use CC-MXH FAR OF 5 FAR COUD BE INCREASED TO 9 FAR WITH APPROVAL FROM CITY PLANNING DEPARTMENT Great location in BELTLINE .Take advantage of Calgary's growing population, young, entrepreneurial vibe, and rapidly evolving cityscape. Call for more details. Property on the corner is for sale , great oppurtinty to purchase both . it will make great development site .