



**GRASSROOTS**  
REALTY GROUP

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102, 628 11 Avenue SW  
Calgary, Alberta

MLS # A2199163



**\$29 per sq.ft.**

Division: Beltline  
Type: Retail  
Bus. Type: Retail  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 1,968 sq.ft.  
Zoning: CC-X

Heating: -  
Floors: -  
Roof: -  
Exterior: -  
Water: -  
Sewer: -  
Inclusions: N/A

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: -  
Lot Feat: -

This prime commercial property, located on the highly visible 11th Ave SW, offers excellent exposure with prominent signage available on the side of the building facing 11th Avenue. Surrounded by newly developed multi-story residential buildings such as Park Central and Sodo, the property is in the heart of Calgary's vibrant Beltline, an area poised for a resurgence. The location also benefits from a strong daytime working population of approximately 26,500 people in the Beltline, providing excellent foot traffic and potential customer base.