# \$29 - 102, 628 11 Avenue Sw, Calgary

MLS® #A2199163

### \$29

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Beltline, Calgary, Alberta

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.

Built in 1965

Year Built

#### **Essential Information**

MLS® # A2199163

Price \$29

Bathrooms 0.00

Acres 0.00

Type Commercial

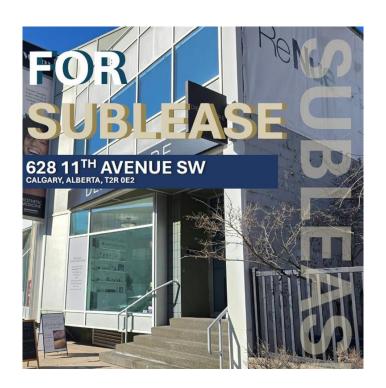
Sub-Type Retail
Status Active

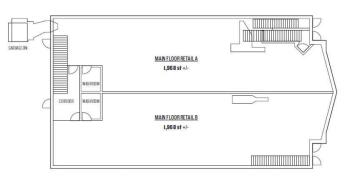
## **Community Information**

Address 102, 628 11 Avenue Sw

1965

Subdivision Beltline
City Calgary
County Calgary





PROPERTY INFORMATION & TRAFFIC COUNTS			DEMOGRAPHICS			
LOCATION	OPERATING COSTS	TRAFFIC COUNTS	POPULATION	3KM	БКМ	IOKM
628 II™ AVENUE SW	\$21.00 / SQ. FT.	NT AVENUE SW: 18,000 VEHICLES / DAY	2021	125,736	225,876	625,141
AVAILABLE FOR	INCLUDING TAXES	■™ AVENUE SW AND 6™ STREET SW:	2026	139,725	252,077	694,82
AVAILABLE FUR SUBLEASE	AND UTILITIES	IG,000 VEHICLES / DAY	GROWTH			
MAINFLOOR RETAIL A	SUBLEASERATE	ITH AVENUE SW AND 5H STREET SW:	2021-2026	11.13%	11.60%	11.50%
L968 SQ. FT.	MARKET	14,000 VEHICLES / DAY				
MAINFLOOR RETAIL B			AVERAGEINCOME			
1,968 SQ. FT.	ZONING		2021	\$145,152	\$150,852	\$139,112
	CC-X		MEDIAN AGE OF POP.			
AVAILABLE					37.30	38.50
IMMEDIATELY			2021	36.70	37.30	38.50



Province Alberta
Postal Code T2R 0E2

### **Additional Information**

Date Listed March 8th, 2025

Days on Market 52

Zoning CC-X

# **Listing Details**

Listing Office Century 21 Bravo Realty

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