

Unit 101, 718 12 Avenue SW | For Sale

Presented by:



In co-operation with:





Address: Unit 101, 718 12 Avenue SW

Year built: 1980

Renovated: 2022

Land use: CC-X Centre City Mixed Use

District

Legal unit: 9410472;1

Size: 2,887 SF

Asking: **\$550,000**

Property tax: \$14,037

Condo fees: \$2,769.50/month

Parking: 6 surface parking stalls at rear

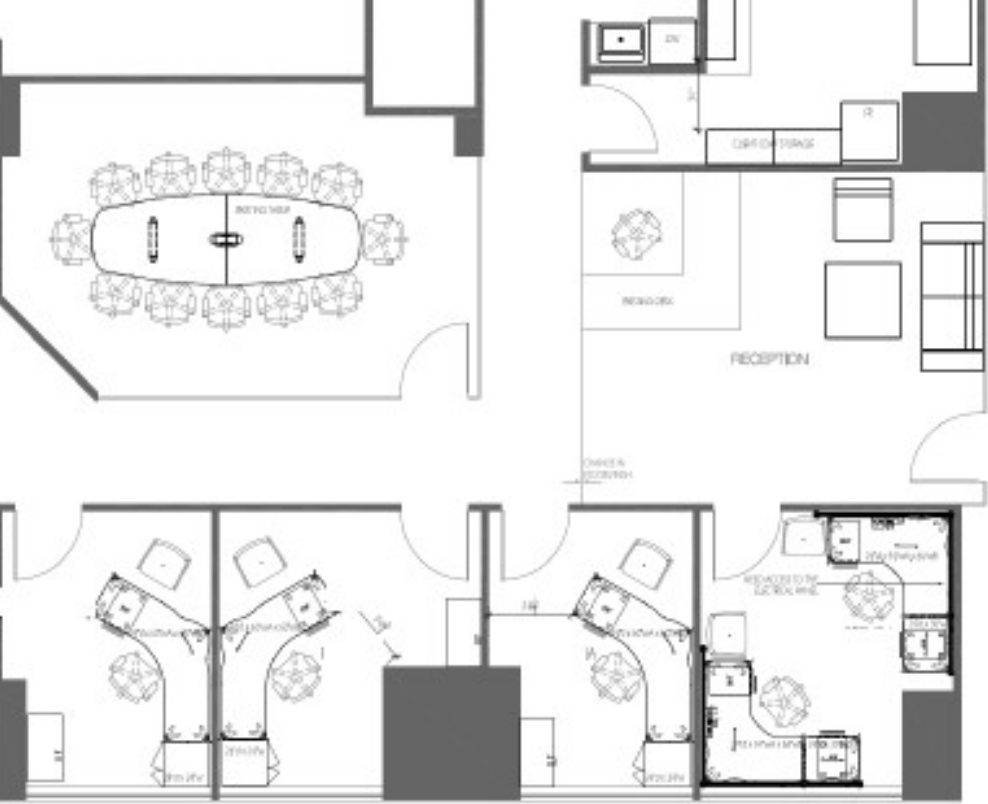
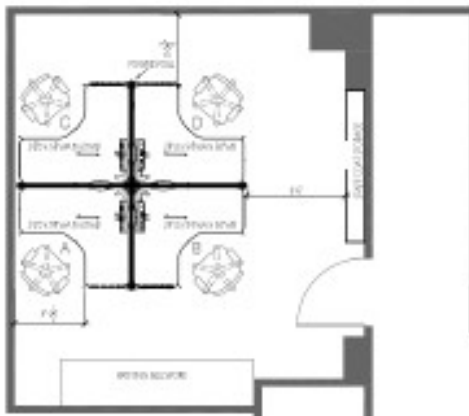
Availability: Immediate



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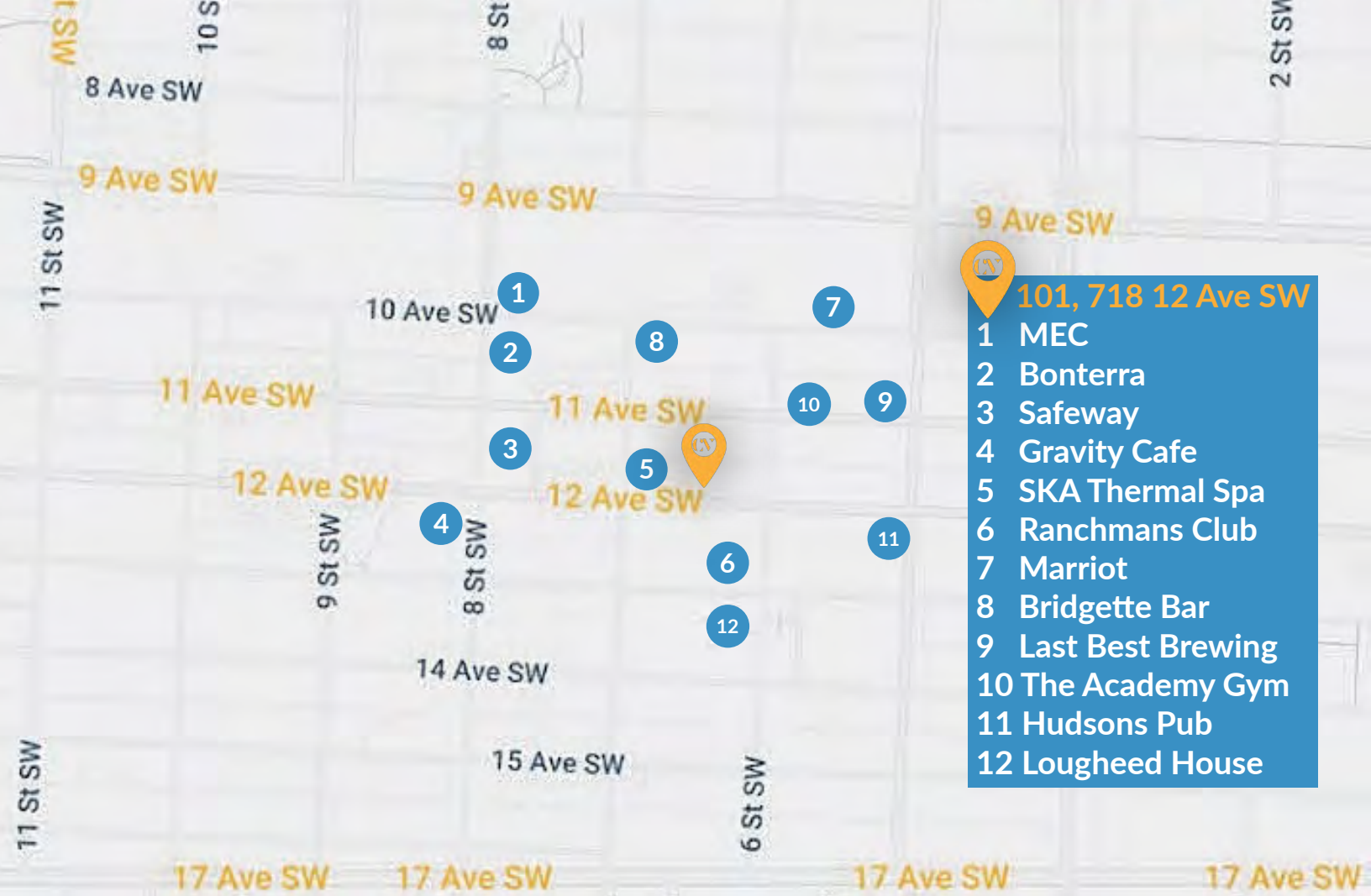
## Virtual Tour



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- Fully furnished move-in ready space
- New roof
- New AC (rooftop unit)
- Recently renovated (2022)
- New LED lighting throughout
- Two washrooms in unit
- Security system
- Close proximity to multiple amenities in the area
- Main floor opportunity with excellent signage
- Bike lane right in front
- Building features gym and sauna for use by owners and tenants



- 101, 718 12 Ave SW**
- 1 MEC
  - 2 Bonterra
  - 3 Safeway
  - 4 Gravity Cafe
  - 5 SKA Thermal Spa
  - 6 Ranchmans Club
  - 7 Marriot
  - 8 Bridgette Bar
  - 9 Last Best Brewing
  - 10 The Academy Gym
  - 11 Hudsons Pub
  - 12 Lougheed House



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