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

MLS® #A2199163

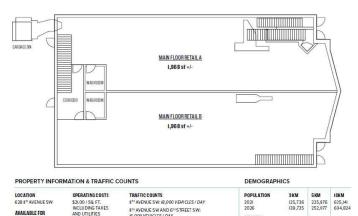
#### \$29

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.





AVENUE SW AND 6<sup>th</sup> STREET SW:

ITH AVENUE SW AND 5H STREET SW: H,000 VEHICLES / DAY

GROWTH

2021 MEDIAN AGE OF POP.

2021-2026

AVERAGE INCO

11 12% 11 6 0 % 11.50%

36.70 37.30 38.50

\$145,152 \$150,852 \$139,112

AVAILABLE FOR SUBLEASE MAINFLOOR RETAIL & 1,968 SQ. FT.

MAINFLOOR RETAIL B 1,968 SQ. FT.

AVAILABLE

SUBLEASERATE

ZONING

Built in 1965

### **Essential Information**

MLS® #	A2199163
Price	\$29
Bathrooms	0.00
Acres	0.00
Year Built	1965
Туре	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	102, 628 11 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary



Province Alberta Postal Code T2R 0E2

# **Additional Information**

Date ListedMarch 8th, 2025Days on Market103ZoningCC-X

## **Listing Details**

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.