

SUITE 810, 396 11 AVENUE SW CALGARY, AB



OFFICE CONDO FOR SALE



**CUSHMAN &
WAKEFIELD**



Welcome to
Suite 810, 396 11 Avenue SW

396 11 Avenue SW is a modern and contemporary office building located in the vibrant neighbourhood of Beltline.

This centrally positioned property offers exceptional access to downtown amenities while providing a unique, community-focused atmosphere. With in-building amenities, on-site security personnel, and ample natural light, 396 11 Avenue SW is designed to support productivity and inspire innovation. The building features secure access and is walking distance to public transit, dining, shopping, and more.

INFORMATION

Unit Size	4,076 sf	Year Built	2008
Sale Price	\$854,000.00	Parking	Two titled underground stalls
Condo Fees (monthly)	\$2,948.59	Property Taxes (annual)	\$19,990.90
Zoning	CC-X		

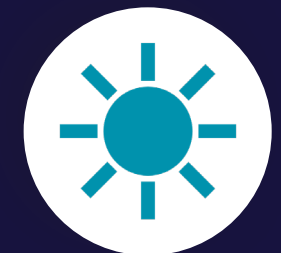
HIGHLIGHTS



Two Underground Titled Stalls



High Profile Location



Natural Sun Light



Proximate to LRT



Class "A" Property



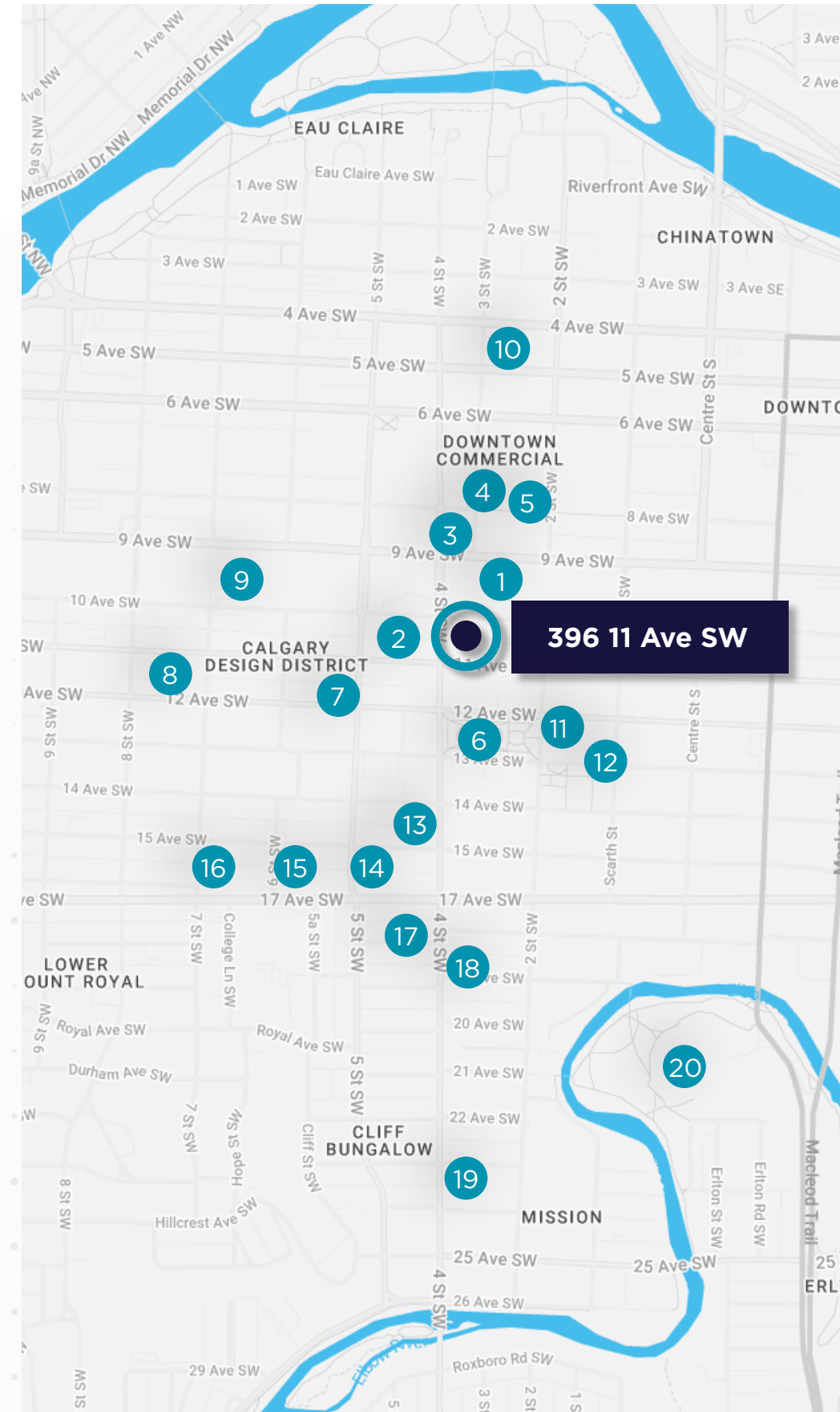
Surrounded by Amenities

FLOOR PLAN

- Reception
- Boardroom
- 11 Offices
- Storage Room
- IT Room
- Kitchen Area
- Copy/Printer Area



AMENITIES



1. CRAFT Beer Market
2. Tim Hortons
3. Starbucks
4. CORE Shopping Centre
5. LOCAL Public Eatery
6. Central Memorial Park
7. Last Best Brewing
8. Safeway
9. Bridgette Bar
10. The Rooftop YYC
11. Native Tongues
12. Ten Foot Henry
13. Red's Diner
14. The Ship & Anchor
15. UNA pizza + wine
16. Porch
17. Class Clown Hamburgers
18. JINYA Ramen Bar
19. Mercato
20. MNP Community & Sport Centre



ABOUT THE AREA



Tons of national and local retailers



Endless selection of highly rated restaurants



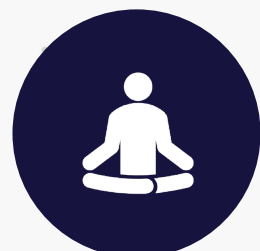
Extensive network of bike lanes and paths



Many green spaces

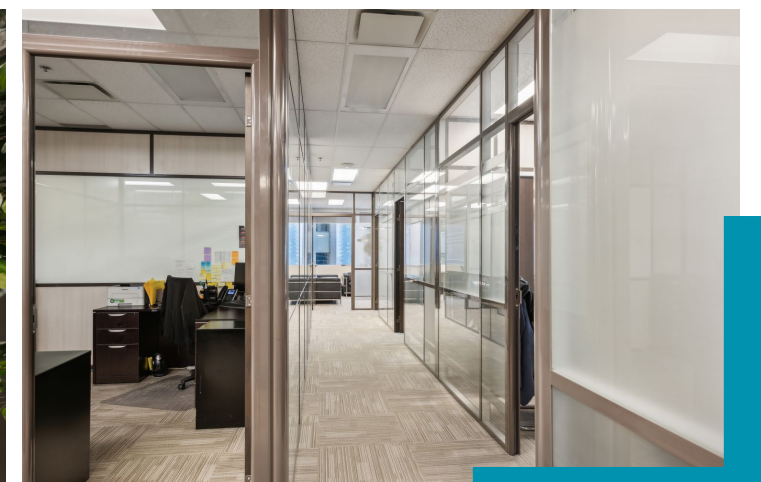
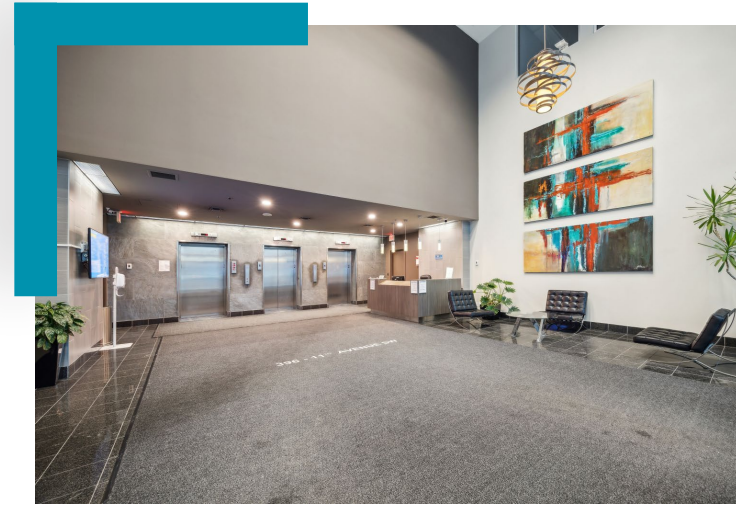


Cultural and artistic hub



Numerous gyms, spas, and wellness studios

PHOTOS





For more information, please contact:

David Lees
Executive Vice President
Office Sales & Leasing
+1 403 261 1102
david.lees@cushwake.com

ADAM RAMSAY
Executive Vice President
Office Sales & Leasing
+1 403 261 1103
adam.ramsay@cushwake.com

TRENT PETERSON
Vice President
Office Sales & Leasing
+1 403 261 1101
trent.peterson@cushwake.com

CUSHMAN & WAKEFIELD ULC | 250 6 Ave SW, Suite 2400, Calgary, AB, T2P 3H7 | cushwake.com

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