



For Lease or Sale

718 12 Avenue SW
Calgary, AB

Available Space:	Unit 101 - 2,648 s.f.
Net Rent:	Market Rates
Sale Price:	\$625,000.00
Sale Price P.S.F.	\$236.00 p.s.f.
Availability:	Immediately
Op. Costs:	\$15.30 p.s.f. (Est. 2021) <i>Janitorial not included</i>
Parking:	6 Surface Stalls

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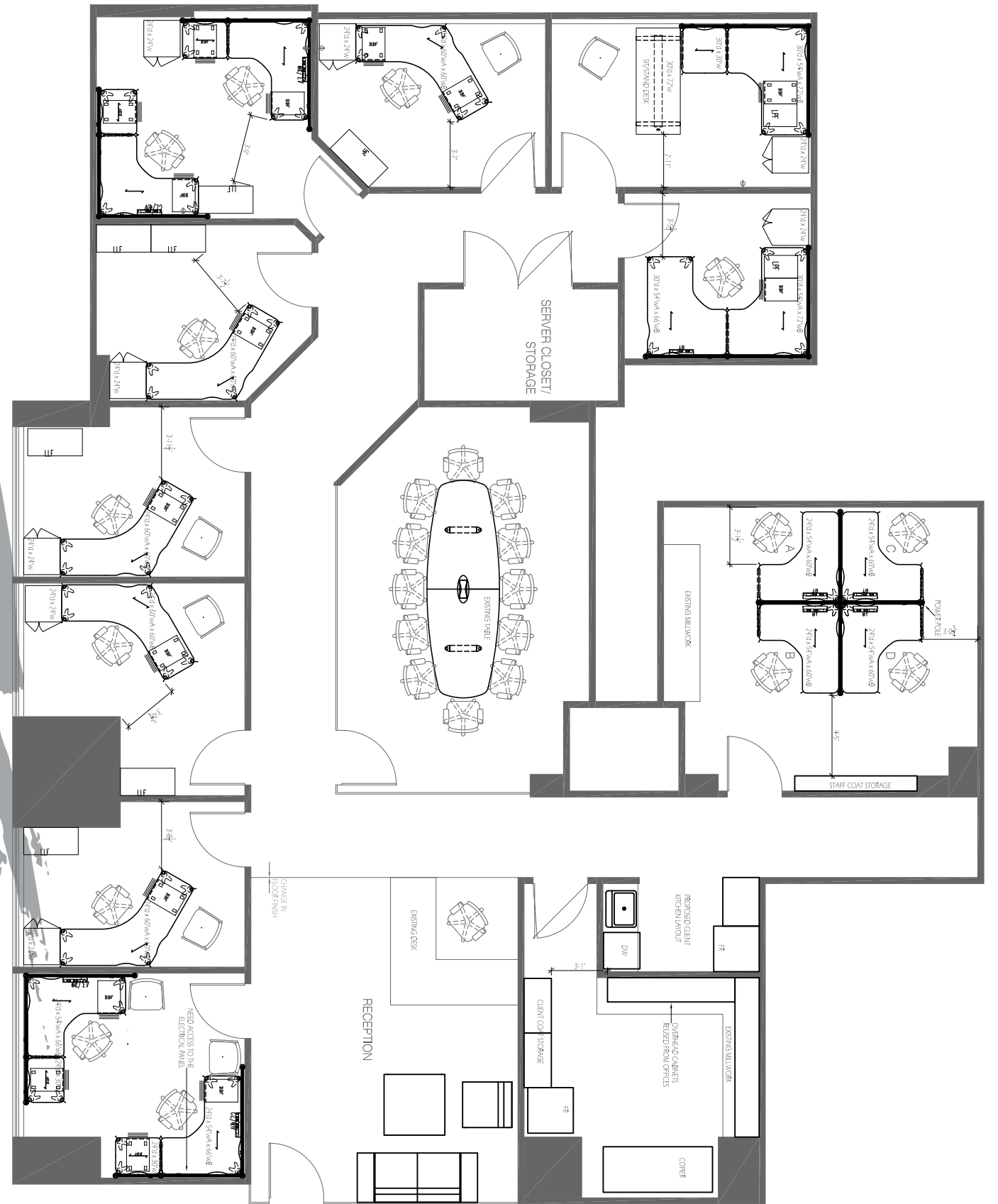
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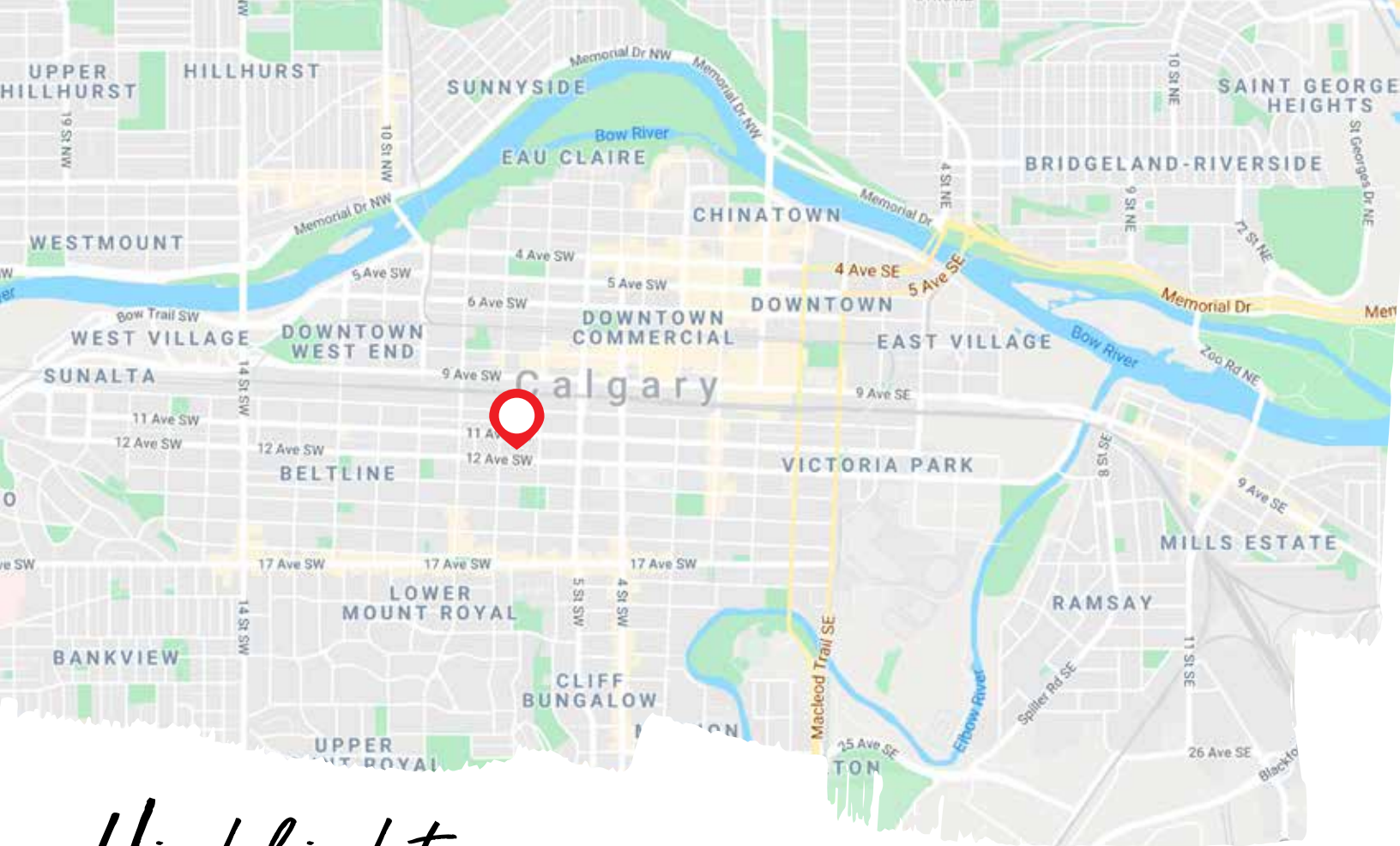
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Achieve Ambitions

Floorplan





Highlights

- Main floor Beltline office condo for lease or sale
- On site tenant only gym
- Space comes fully furnished
- Former home of Newland Chase
- Excellent signage facing 12th Avenue SW
- Space includes: reception, 9 offices, 4 person bullpen, large boardroom, interior washrooms, staff lunchroom and storage room



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