

# For Sale

1336/1340 12 Avenue SW | Calgary, AB

## Investment Property



### Demographics *(within 3 km)*



NEIGHBORHOOD  
Beltline



POPULATION  
127,483



MEDIAN AGE  
38



HOUSEHOLD INCOME  
\$82,608

### Building Details



PARKING  
Available + Street



YEAR BUILT  
1980±



TRAFFIC COUNT  
21,000 VPD | 14th ST & 12th Ave SW

# Blackstone

Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5

403.214.2344

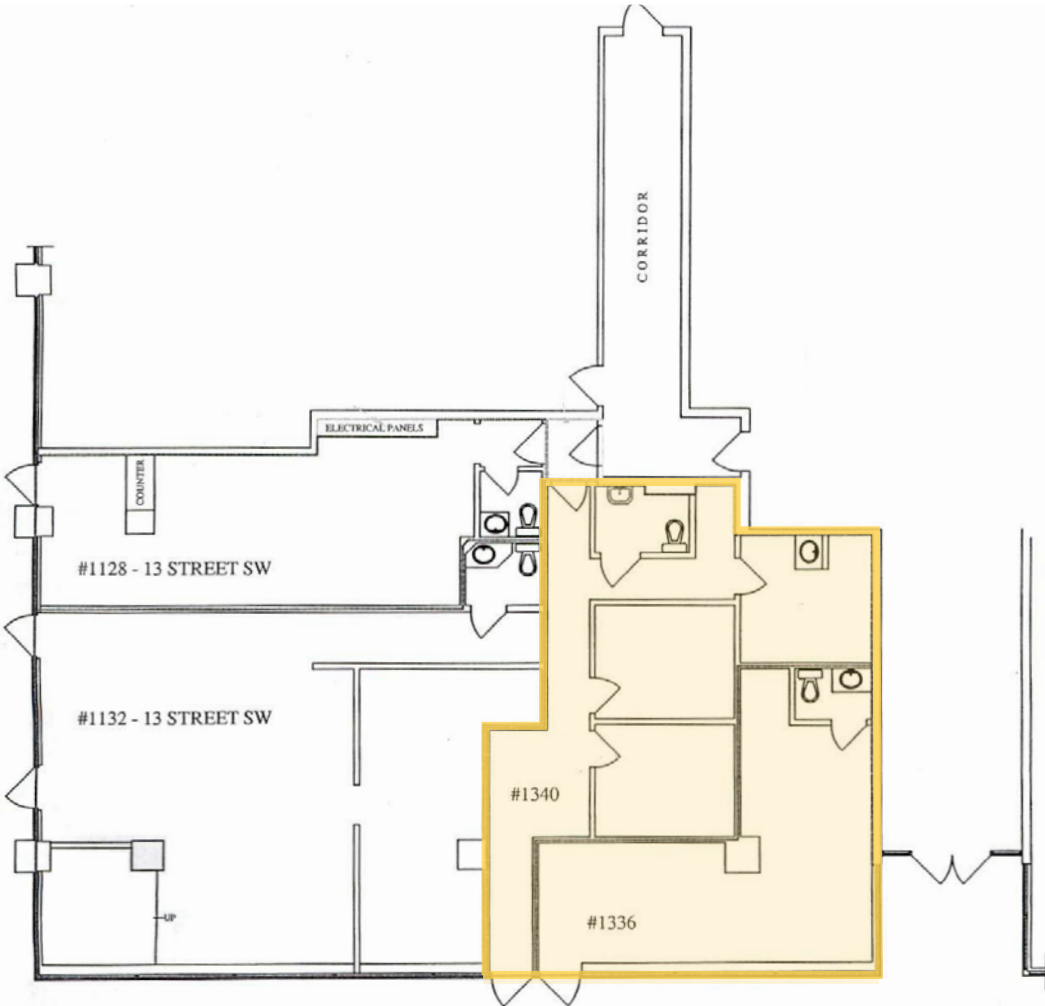
[blackstonecommercial.com](http://blackstonecommercial.com)

### Property Details

Asking Price:	\$620,000 - 2 units sold together
Size Available:	938 SF
NOI:	\$43,600
Cap Rate:	7%
Zoning:	CC-x
Construction:	Masonry
Property Mix:	Retail Condo

### Highlights

- A building with high visibility located between 12 Avenue and 13 Street
- Located in the growing Beltline community with new condo developments and new commercial developments nearby
- Various bus routes nearby and walking distance to Sunalta LRT station
- Parking available, as well as street parking
- Walking distance to various amenities such as restaurants, liquor stores, coffee shops, general retail and furniture stores off the Design District





# Thank you for your interest!

## For More Info.

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