

810, 396 11 Avenue SW  
Calgary, Alberta

MLS # A2230040



# \$775,500

|             |                         |
|-------------|-------------------------|
| Division:   | Beltline                |
| Type:       | Office                  |
| Bus. Type:  | -                       |
| Sale/Lease: | For Sale                |
| Bldg. Name: | Concrete Equities Place |
| Bus. Name:  | -                       |
| Size:       | 3,429 sq.ft.            |
| Zoning:     | CC-X                    |

|           |   |                |   |
|-----------|---|----------------|---|
| Heating:  | - | Addl. Cost:    | - |
| Floors:   | - | Based on Year: | - |
| Roof:     | - | Utilities:     | - |
| Exterior: | - | Parking:       | - |
| Water:    | - | Lot Size:      | - |
| Sewer:    | - | Lot Feat:      | - |

**Inclusions:** Furniture and Fixtures that are owned by the Seller and not the Tenant

Exceptional Class A office space, bathed in natural light and surrounded by restaurants, shops and transit. Features a welcoming reception area, two spacious boardrooms, 11 private offices, dedicated IT room and storage, plus a well-appointed kitchen, copy/printer zone and two titled parking spots. Ideal for growing firms seeking a high-caliber, turnkey workspace in a vibrant, amenity-rich location.