

# \$1,639,000 - 480 12 Avenue Se, Calgary

MLS® #A2146691

**\$1,639,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

We are delighted to present an exclusive opportunity to acquire a premier commercial asset strategically located across from Calgary's New Event Centre, Cowboys Casino, BMO Centre, the Green Line LRT, and the Calgary Stampede, in the vibrant Victoria Park district.

The units are situated on the main floor of the retail podium in Arriva, an esteemed mixed-use development that includes retail and office spaces, alongside a 36-storey residential tower with 164 high-rise condominium units. The commercial space comprises two separate units, currently tenanted by a successful liquor store and a convenience store with long-term leases in place, ensuring a stable income stream for prospective investors with positive cash flow. Additionally, there is an opportunity to own a liquor store with the property.

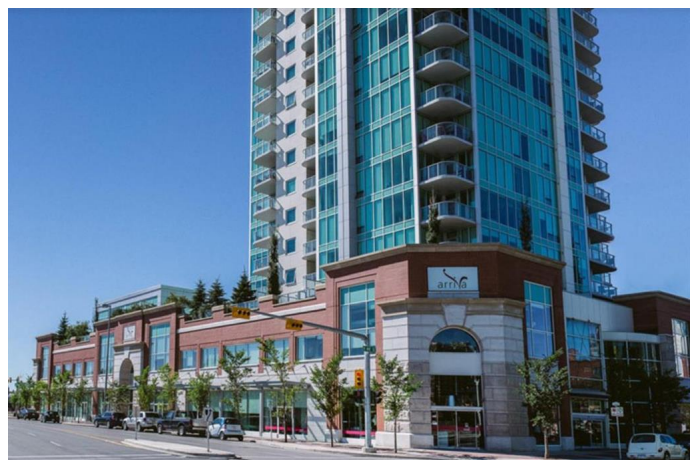
Please contact us for further details.

Seize this unparalleled investment opportunity in one of Calgary's most sought-after locations. To arrange a viewing, please contact us at your earliest convenience.

Built in 2007

## Essential Information

MLS® #                      A2146691



Price	\$1,639,000
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	480 12 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0B4

### **Amenities**

Parking Spaces	1
----------------	---

### **Additional Information**

Date Listed	July 5th, 2024
Days on Market	271
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.