

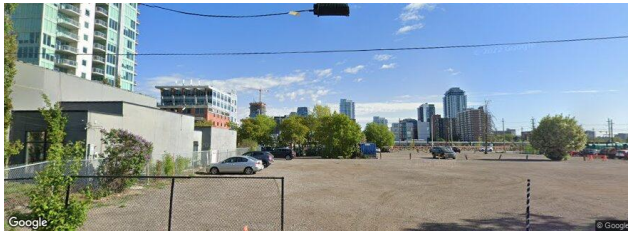


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**508 12 Avenue, Calgary T2G 1Y6**

MLS® #: **A2016913**      Area: **Beltline**      Listing Date: **01/01/23**      List Price: **\$2,800,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Commercial Land**  
 City/Town: **Calgary**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **7,002 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**823**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title:      Zoning:  
**Fee Simple**      **CC-X**  
 Legal Desc:      **C**

Remarks

Pub Rmks: **Beautiful location - this CC-X zoned property is a bare land 50x140 ft lot / 7002 Sq.ft, which works out to be \$400.00 per Sq.Ft. Commercial Zoning - CC-X Mixed-use designation provides endless options for future redevelopment. Strategically located just north of Stampede Park and east of Olympic way, the new anticipated Stadium may be coming right next door, close to Calgary Downtown and south of the river. 514,518 & 520-12 AVE S E also available.**

Inclusions: **NONE**  
 Property Listed By: **RE/MAX IREALTY INNOVATIONS**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123