



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

690

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

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

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