

**COMMERCIALLY ZONED  
FREE-STANDING BUILDING  
IN SUNALTA FOR SALE**

**1732 11 Avenue SW**  
Calgary

**LEGAL  
BASEMENT  
SUITE**

BLUEOCEAN

1  
7  
3  
2

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**FAIRFIELD**  
commercial real estate

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1732 11th Avenue SW was built in 1909 as a residential dwelling prior to being converted and rezoned to allow for office usage.

The main floor includes an office room with space for 2 large desks, a boardroom, kitchen area and 2-piece bathroom. Second floor has 3 large offices and a 3-piece bathroom. The lower level features a legal basement suite including 1 bedroom, 3-piece bathroom, living area, kitchen, private entrance, and a washer / dryer.

The property is also improved with a high efficiency furnace and tankless water heater, and multi-camera security and alarm system.



## PROPERTY INFORMATION

MUNICIPAL ADDRESS: 1732 11 Avenue SW, Calgary

LEGAL DESCRIPTION: Plan 5380V; Block 216; Lot 36

LAND USE DESIGNATION: Direct Control 22Z2004

YEAR BUILT: 1909

BUILDING AREA:  
1,283 sq. ft. – Main+second floors  
TBV – Basement suite

SITE AREA: 3,250 sq. ft. (25' x 130')

### PARKING:

- » 1 detached garage
- » ± 4 surface on-site stalls
- » Ample street parking

## FINANCIAL INFORMATION

2023 ASSESSMENT: \$842,000

2023 TAXES: \$18,586.98

ASKING PRICE: \$975,000



**Sunalta** is an inner-city neighbourhood only minutes to the downtown core. It is a diverse area including a combination of high and low density residential, office and retail uses. Businesses operating in the community of Sunalta are able to benefit from lower cost and better availability of parking, lower retail and office leasing rates, and increased percentage of owner / users.

Area  
Demographics  
Sunalta + Scarboro

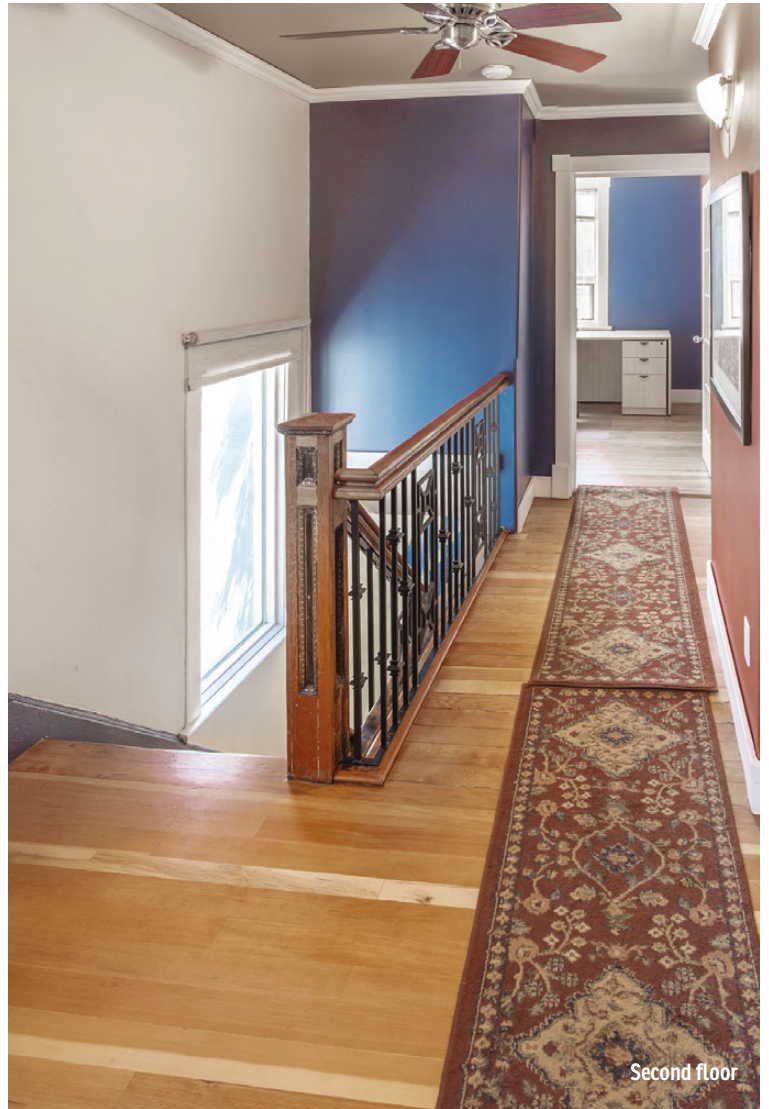
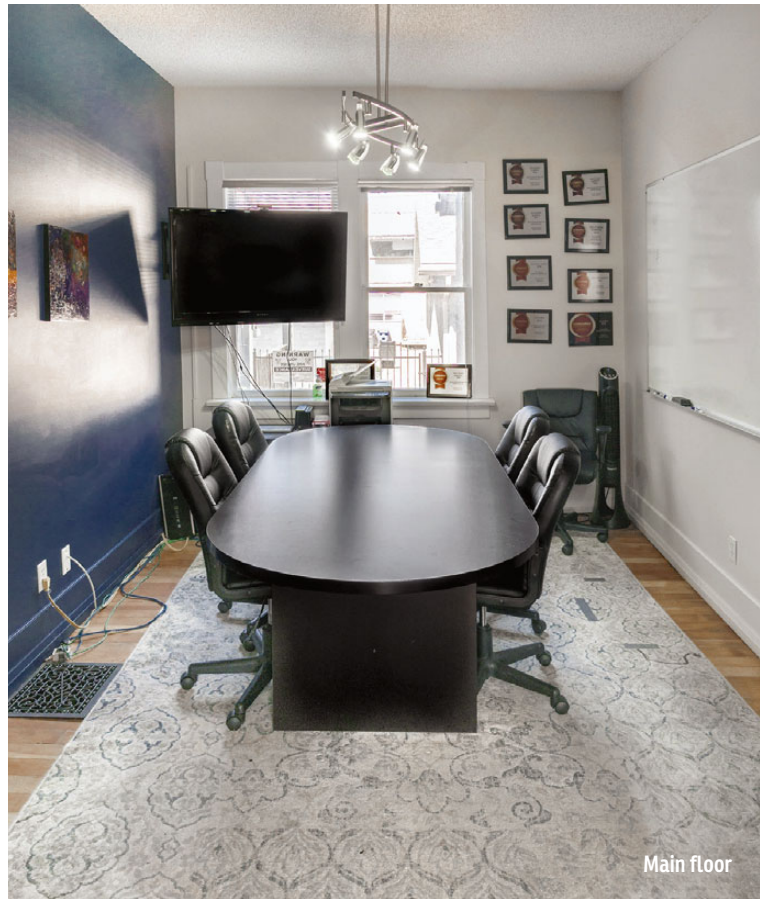
Population  
5,184

Median Age  
35.6

Households  
2,598

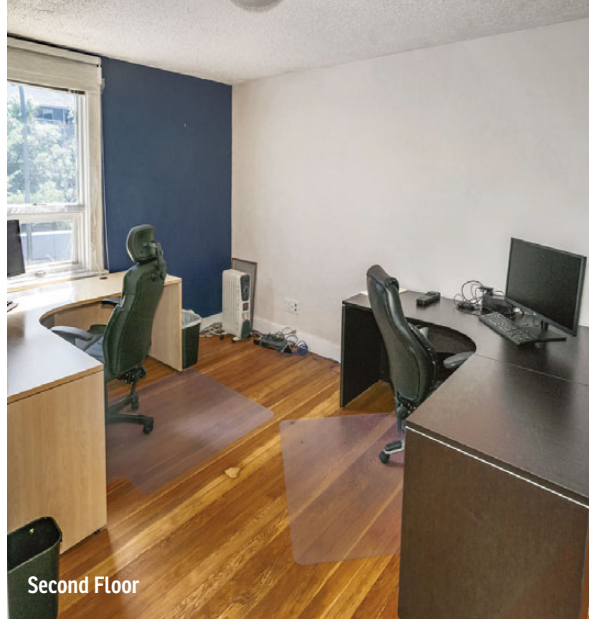
Average Household Income  
\$136,322

Dwelling Ownership  
42.6%





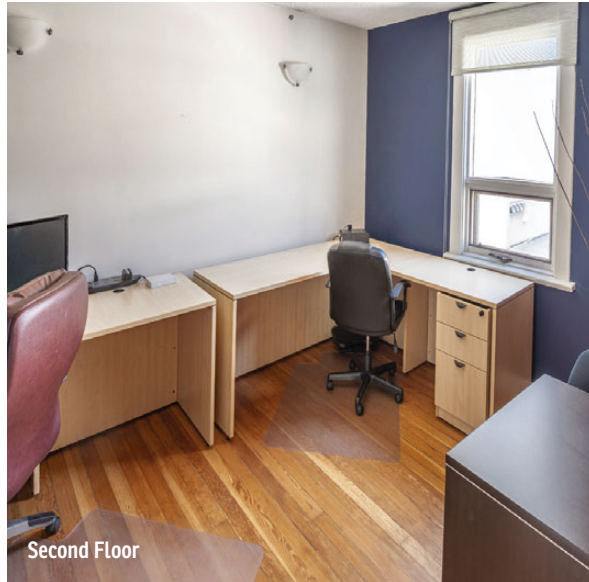
Second Floor



Second Floor



Second Floor



Second Floor



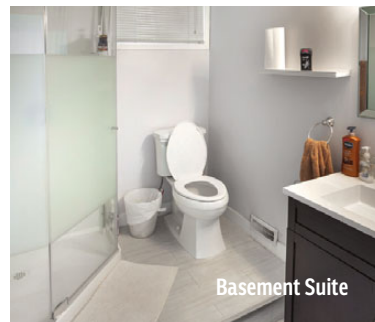
Basement Suite



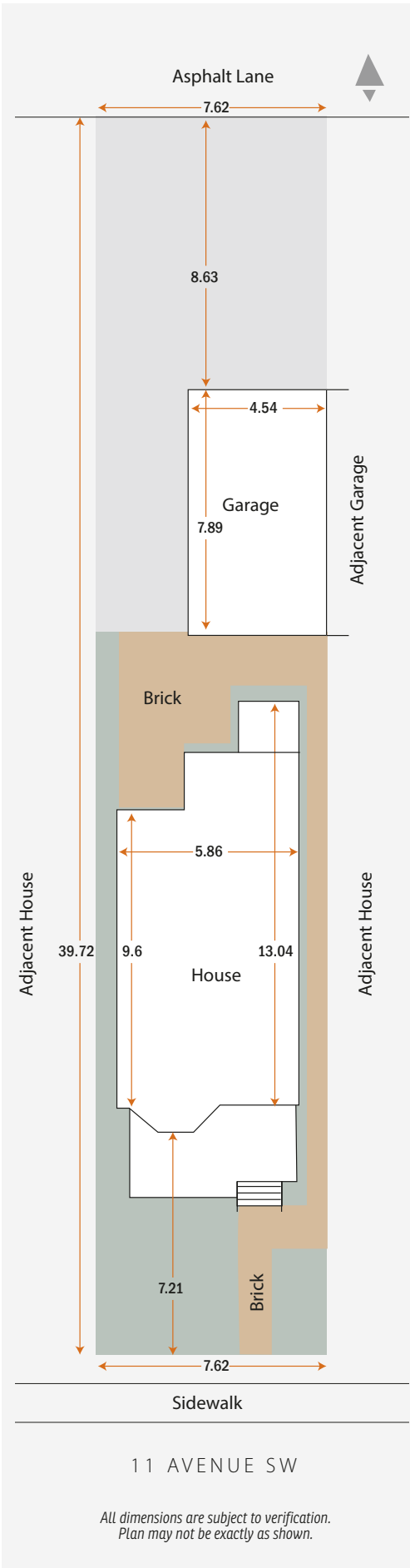
Basement Suite



Basement Suite



Basement Suite



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