

# \$29 - 102, 628 11 Avenue Sw, Calgary

MLS® #A2199163

**\$29**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

This prime commercial property, located on the highly visible 11th Ave SW, offers excellent exposure with prominent signage available on the side of the building facing 11th Avenue. Surrounded by newly developed multi-story residential buildings such as Park Central and Sodo, the property is in the heart of Calgary's vibrant Beltline, an area poised for a resurgence. The location also benefits from a strong daytime working population of approximately 26,500 people in the Beltline, providing excellent foot traffic and potential customer base.

Built in 1965

## Essential Information

MLS® # A2199163

Price \$29

Bathrooms 0.00

Acres 0.00

Year Built 1965

Type Commercial

Sub-Type Retail

Status Active

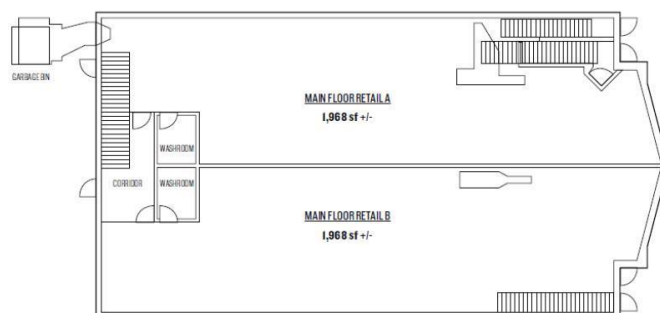
## Community Information

Address 102, 628 11 Avenue Sw

Subdivision Beltline

City Calgary

County Calgary



### PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION	OPERATING COSTS	TRAFFIC COUNTS
628 11 <sup>TH</sup> AVENUE SW	\$2.00 / SQ. FT. INCLUDING TAXES AND UTILITIES	11 <sup>TH</sup> AVENUE SW: 18,000 VEHICLES / DAY
<b>AVAILABLE FOR SUBLEASE</b>	<b>SUBLEASE RATE</b>	8 <sup>TH</sup> AVENUE SW AND 6 <sup>TH</sup> STREET SW: 16,000 VEHICLES / DAY
MAIN FLOOR RETAIL A: 1,968 SQ. FT.	MARKET	11 <sup>TH</sup> AVENUE SW AND 5 <sup>TH</sup> STREET SW: 14,000 VEHICLES / DAY
MAIN FLOOR RETAIL B: 1,968 SQ. FT.	<b>ZONING</b>	
<b>AVAILABLE</b>	CC-X	
IMMEDIATELY		

### DEMOGRAPHICS

POPULATION	2KM	5KM	10KM
2021	125,736	225,876	615,141
2026	139,725	252,077	694,824
<b>GROWTH</b>			
2021-2026	11.13%	11.60%	11.50%
<b>AVERAGE INCOME</b>			
2021	\$145,152	\$160,852	\$199,112
<b>MEDIAN AGE OF POP.</b>			
2021	36.70	37.30	38.50



Province	Alberta
Postal Code	T2R 0E2

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	41
Zoning	CC-X

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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