# \$11,300,000 - 409 10 Avenue Se, Calgary

MLS® #A2179339

## \$11,300,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Beltline, Calgary, Alberta

409 10th Ave is a 68,910 square foot, two storey office building located on a 0.90 acre site in

the east side of Calgary's trendy Beltline District. The building is located in close proximity

to the BMO Centre, downtown +15 network, LRT stations, and proposed River District revitalization which includes Scotia Place arena.

• 409 10th Ave features an impressive atrium style lobby, high exposed ceilings, a main floor

loading dock, rooftop and second floor outdoor patio, as well as 77 heated underground parking stalls. Furthermore, 409 10th Ave has been designed to be able to add up to two additional floors to the East Wing, providing the opportunity for future expansion.

• 409 10th Ave is currently 42% leased to a strong covenant tenant and is a fantastic opportunity

for an owner occupier looking to acquire a well performing, character office property in a high profile Beltline location, in a strengthening Calgary rental market. This is a unique opportunity

to participate in the future River District revitalization and Scotia Place arena opening which

will bring additional vibrancy to the area.





Main Floor - 34,457 SF



Main Floor - West Wing ~15,287 square feet (Includes 2,0) Sublease expires June 30, 2027

- 27 Exterior offices

- Reception

# Main Floor - East Wing

11 Exterior offices

- 21 Interior offices 44 Workstations
- Large boardroom 2 Meeting rooms Kitchen

- Ritchen Reception Common area/lobby Loading dock

### **Essential Information**

MLS® # A2179339

Price \$11,300,000

Bathrooms 0.00 Acres 0.00 Year Built 2014

Type Commercial

Sub-Type Office Status Active

# **Community Information**

Address 409 10 Avenue Se

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2G 0W3

### **Additional Information**

Date Listed November 16th, 2024

Days on Market 332
Zoning CC-X

# **Listing Details**

Listing Office Honestdoor Inc.

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